

DELEGATED APPLICATION REPORT

Target Date: 06/01/22

Application No: 211837/FUL

Address: Rose Kiln Court, Rose Kiln Lane

Proposal: Various elevational alterations including replacement of fire doors with windows

Case Officer: Tom Hughes

Site Description and Surrounding Area

The site comprises a large detached two storey building, with associated parking court, sited between Rose Kiln Lane and the A33. Holy Brook is located to the north of the site. The pre-existing use of the building was as offices, though approval has been given for the conversion to residential units. The surrounding area comprises a mix of commercial and residential uses.

Proposal

The proposal is for the removal of external staircasing and fire doors, and their replacement with windows. The proposed windows would match the appearance of the existing. The proposals have been put forward due to an altered fire strategy for the building; a result of its conversion to residential use.

Plans Considered

The applicant supplied the following, received 12/11/21:

Supporting Letter

Drawing No: 5788-POZ-XX-XX-DR-A-1000 Rev. A - Site Location

Drawing No: 5788-POZ-XX-XX-DR-A-1100 Rev. A - Existing Site Plan

Drawing No: 5788-POZ-XX-ZZ-DR-A-1350 Rev. A - Existing and Proposed Elevations

Relevant Planning History

211026/PRE - Conversion of office building to up to 38 residential units and erection of building comprising 29 residential units, and associated works - Observations sent 02/09/21

211138/OPA - Conversion of office building from Class B1(a) to Class C3, comprising 38 residential units - Prior Approval Given 01/09/21

211148/OPA - Conversion of office building from Class B1(a) to Class C3, comprising 34 residential units - Prior Approval Given 03/09/21

211617/NMA - Alterations to fenestration of conversion approved under prior approval
211138/OPA - to be determined

211618/NMA - Alterations to fenestration of conversion approved under prior approval
211148/OPA - to be determined

Consultation Responses

A site notice was displayed. No letters of representation were received.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Appraisal

The proposal is for minor elevational alterations, a result of the conversion of the building to residential use recently approved. The proposed alterations to not materially change the appearance of the building or cause harm to the character of the area. The proposed fenestration would match the appearance of the existing. The proposals would cause no harm to neighbouring amenities.

Conclusion

The proposals have been assessed and found to be acceptable as they accord with the identified policy and guidance.

RECOMMENDATION

GRANT