

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 211545/FUL

Address: Unit 28, Worton Drive, Reading, RG2 0TG

Proposals: Proposed cladding and canopy

Case Officer: Mr David Brett

Applicant: UBS Triton General Partner Ltd

Date received: 16/09/2021

Valid from: 17/09/2021

Target Decision date: 12/11/2021

1. INTRODUCTION

The proposal site is a commercial unit located at the Worton Grange Industrial Estate. The surrounding area is considered largely commercial, with other similar commercial units. The proposal site can be seen from the A33 to the west of the proposal site; however, the proposed alterations would not be visible from the A33. The existing commercial building consists of brick with black windows and panelling above the windows.

The proposal site is within an Air Quality Management Area and the South of Basingstoke Road core employment area.

It should be noted that there had been some confusion regarding the address of Unit 28, Worton Drive. The applicant refers to the proposal site as Unit 4 Worton Grange, whereas the proposal site is known to the LPA as Unit 28, Worton Drive. For the avoidance of doubt, the site in question for this application is located at Easting: 471225; Northing: 169577. This location, based on the coordinates, has been accurately represented on the Location Plan provided by the applicant.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- New cladding to the front (east facing) elevation
- Replacement porch canopy also to the front (east facing) elevation

Plans & information considered:

- Location Plan
- Application Letter + Planning Statement
- Exterior Details - EN21-1358-007

Received on 16/09/2021

- Proposed Front Elevation - EN21-1358-006

Received on 17/09/2021

3. RELEVANT PLANNING HISTORY

930727/FUL - To install windows in south elevation. - Application Permitted on 17/08/1993

There are also various historical planning applications at Worton Grange and along Worton Drive.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Unit 26, Worton Drive, Reading, RG2 0TH - No response received.

Unit 30, Worton Drive, Reading, RG2 0TG - No response received.

Commensus House, 3-5 Worton Drive, Reading, RG2 0TG - No response received.

Unit 7, Worton Drive, Reading, RG2 0TG - No response received.

A site notice was erected for this application on Tuesday 12th October 2021 by the applicant for a period of 21 days, expiring on Tuesday 2nd November 2021

No further consultation responses have been received for this application.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The '*National Planning Policy framework*' (NPPF) 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC2 Sustainable Design and Construction

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN15 Air Quality

EM2 Location of New Employment Development

7. APPRAISAL

7.1 Design and Access

The proposed external works are to the front of Unit 28 Worton Drive and would be visible from Worton Drive, but not visible from the A33, which is west of the proposal site. The cladding proposed to the front elevation consists of grey horizontal lay Microrib cladding and grey horizontal trapezoidal cladding. The proposed new cladding is considered neutral and characteristic of the commercial building and the surrounding area. The glass canopy proposed to the entrance of the commercial unit is again considered neutral. The development is considered to freshen up the appearance of the front of the commercial building.

The planning statement provided by the applicant also states that the new cladding would also improve the energy efficiency of the unit.

Overall, the proposed development is considered minor in scale and is not considered harmful to the character and appearance of the surrounding area in accordance with policy CC7 of the Reading Borough Local Plan. The proposed development is considered to have very little impact on the street scene and public realm surrounding the proposal site.

7.2 Safeguarding Amenity

The proposed development is considered minor in scale and would respect the privacy and functioning of other commercial units within the surrounding area in accordance with policy CC8 of the Reading Borough Local Plan.

7.3 Air Quality

The proposal is within an Air Quality Management Area (AQMA Policy EN15) but would have no effect on air quality.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location Plan
- Exterior Details - EN21-1358-007

Received on 16/09/2021

- Proposed Front Elevation - EN21-1358-006

Received on 17/09/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall