

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 210547/FUL

Address: Unit 5, Sentinel End, Reading, RG2 0BF

Proposals: Insertion of 12 high-level vents on the north-east and south-west elevations of existing Unit 5, provision of obscure film, security bars to existing windows, replacement security and fire doors (with keypads) and two collapsible security bollards to the front of the building in relation to Class B8 (Storage and Distribution).

Case Officer: Mr David Brett

Applicant: CityFibre Holdings Limited

Date received (valid from): 08/04/2021

Target Decision date: 17/06/2021, extension of time agreed on application from 03/06/2021.

1. INTRODUCTION

The proposal site is a commercial unit located on Sentinel End in Whitley. The surrounding area is considered largely commercial, with other similar commercial units. A Premier Inn and a retail park are located directly west of the proposal site, while a residential area lies east of the proposal site on the other side of Basingstoke Road.

The proposal site is within an Air Quality Management Area and is partly upon contaminated land.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks:

- The insertion of 12 high-level vents on the north-east and south-west elevations of existing Unit 5.
- Provision of obscure film, security bars to existing windows, replacement security and fire doors (with keypads)
- Two collapsible security bollards to the front of the building.

Plans & information considered:

- Cluttons Planning Letter - Unit 5, Trade City, Sentinel End, Reading, RG2 0TA
- Site Location Plans - P1808-176-PL-001-A
- Existing Site Plan - P1808-176-PL-002-A
- Existing Site Elevations - P1808-176-PL-003-B
- Proposed Site Plan - P1808-176-PL-004-B
- Proposed Site Elevations - P1808-176-PL-005-B

Received on 08/04/2021

- Single Split Specification - Wall Mounted Unit - 8kw indoor LG US30F NR0
- Single Split Specification - Ceiling Concealed Duct - 25kw indoor LG UB85 N94

Received on 10/06/2021

3. RELEVANT PLANNING HISTORY

151944 - A Hybrid application seeking outline planning permission for the development of up to 175 new homes, including affordable housing(with all matters reserved apart from access), and full planning permission for the development of 12 commercial units in flexible use within Classes B1(c),B2 and B8,two car showrooms with MOT and servicing(Sui Generis), three retail warehouse units (Class A1),120 bed hotel (Class C1),pub with restaurant facility (Class A4),coffee shop (Class A1), restaurant (Class A3), and bank (Class A2). New vehicular access from Basingstoke Road and Imperial Way. Bus stop facilities, hard and soft landscaping and other ancillary development (Summarised Description). - Application Permitted on 14/04/2016 (Committee Decision)

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Unit 1, Sentinel End, Reading, RG2 0BF - No response received.
Unit 2, Sentinel End, Reading, RG2 0BF - No response received.
Unit 3, Sentinel End, Reading, RG2 0BF - No response received.
Unit 4, Sentinel End, Reading, RG2 0BF - No response received.
Unit 6, Sentinel End, Reading, RG2 0BF - No response received.
Unit 7, Sentinel End, Reading, RG2 0BF - No response received.
Unit 8, Sentinel End, Reading, RG2 0BF - No response received.
Unit 9, Sentinel End, Reading, RG2 0BF - No response received.
Unit 10, Sentinel End, Reading, RG2 0BF - No response received.
Unit 11, Sentinel End, Reading, RG2 0BF - No response received.
Unit 12, Sentinel End, Reading, RG2 0BF - No response received.
Unit 20, Sentinel End, Reading, RG2 0BF

Reading Borough Council, Environmental Protection - Response received on 26/05/2021

- Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014 methodology. Although not directly adjacent noise sensitive receptors there are residential properties directly opposite across Basingstoke Road.
- A noise assessment has not been submitted with the application and therefore I cannot determine the likely noise impact of the proposal and whether the proposals are acceptable. I therefore recommend refusal unless a noise assessment can be submitted and considered by us before the application is determined.
- Alternatively a compliance condition could be attached to consent, however it is possible that the criteria would be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location.

Reading Borough Council, Environmental Protection - Further response received on 15/06/2021

- I understand that the development is across the road, so noise from these units is likely to have mostly dissipated before reaching the nearest residential property, but I still have a slight concern. If the developers are resistant to doing a BS4142:2014 noise assessment up front to work this out, then I would definitely include the N8 condition as a safeguard against any future problems.

Reading Borough Council, Ecology - Response received on 12/05/2021

- No ecology related information has been provided but the proposals are unlikely to have any adverse impact on wildlife. There are therefore no objections to this application on ecology grounds.

Reading Borough Council, Transport - Response received on 14/05/2021

- The collapsible steel security bollards (0.9m in height), designed to withstand vehicle impact, are of a standard design and will be located directly in front of the existing roller shutter doors. The existing roller shutter and hard landscaping will be retained, as will existing parking and highway arrangements.
- In view of this, there are no transport objections to this application.

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') 2012 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

EN16 Pollution and Water Resources

EN17 Noise Generating Equipment

7. APPRAISAL

7.1 Design and Access

The proposed works external works are to the front and rear of Unit 5, Sentinel End. The proposed works to the south west elevation simply consist of the removal of existing signage to allow for the insertion of eight high level vents. The existing door is also to be replaced with a security fire door.

The proposed works to the north east elevation includes the removal of signage to allow for the insertion of four high level vents, two retractable bollards are proposed in front of the existing garage door. Security bars and a mirror film are proposed to the glazed entrance, which the existing door is to be replaced with a new security fire door.

The proposed works are considered necessary given the intended use of the site (as specified by the agent in the letter in support of the application) as a storage unit, which is to support and facilitate the running of high-speed servers and improve the broadband service in Reading. In terms of appearance, the proposed works are considered typical of the surrounding commercial area.

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 to respect the privacy and living conditions of nearby residents in accordance with policy CC8 of the Reading Borough Local Plan. Concerns have been raised regarding noise arising from the development by Environmental Protection, however, these concerns will be addressed by way of condition to any approval of this application. This is further explained in section 7.3 of this report.

7.3 Environmental Protection

The application letter submitted explains that internal A/C units will be installed at Unit 5 in order to maintain an appropriate temperature to facilitate the running of computer systems. Technical specifications regarding these units and the quantity of these units were not provided initially for this application. Environmental Protection raised concerns regarding harmful levels of noise potentially arising from the development, as a result, a noise assessment was requested. The agent was reluctant to provide a noise assessment or for any condition to be included in any approval of this application for a noise assessment to be carried out and approved prior to development, emphasising the commercial setting of the proposal site.

As a result, data sheets were requested for the proposed A/C units, along with the quantity of each unit. Data sheets and quantities were provided which outlined the Sound Pressure Level (per unit) in dB(A), and Sound Power Level (per unit) in dB(A) for each proposed indoor unit. The details of the units were confirmed as follows:

- 8kw indoor LG US30F NR0
 - o Quantity: 2
 - o Sound Pressure Level (per unit) in dB(A): High - 46.0, Medium - 42.0, Low - 38.0
 - o Sound Power Level (per unit) in dB(A): Max - 62
- 25kw indoor LG UB85 N94
 - o Quantity: 4
 - o Sound Pressure (per unit) in dB(A): High - 43.0, Medium - 41.0, Low - 40.0
 - o Sound Power (per unit) in dB(A): Max - 73

This information was then passed on to Environmental Protection for further consideration. Environmental Protection acknowledged the setting of the proposal site, and the fact that nearest residential area east of the proposal site is across a busy highway, and as a result it is likely that any noise from the development would likely dissipate before reaching the residential area concerned.

A condition will be included, however, that requires the A/C units to be maintained at 10dB below the pre-existing background sound level will be included. This is to safeguard the amenities of the adjoining premises and the area generally, in accordance with CC8 and EN17 of the Reading Borough Local Plan.

While the proposal site is situated on contaminated land, this was not raised a cause for concern regarding this application by the Environmental Protection Officer. It is considered appropriate to include an informative to any approval of this application regarding the implications of contaminated land should any be discovered during construction.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

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:

- Site Location Plans - P1808-176-PL-001-A
- Proposed Site Plan - P1808-176-PL-004-B
- Proposed Site Elevations - P1808-176-PL-005-B

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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.

N8: Noise Levels Of Plant/Equipment Restricted

The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 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

IF9: Contamination

You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.