

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: 201863

Address: Church Hall, 153 Wokingham Road, Reading, RG6 1LW

Proposals: Erection of storage shed at Church Hall

Case Officer: Mr David Brett

Applicant: Mr Michael Parting

Date received: 22/12/2020

Valid from: 15/01/2021

Target Decision date: 12/03/2021

1. INTRODUCTION

The proposal site consists of two large two storey Victorian buildings to the centre and east of the proposal site. The west of the proposal site features a Church Hall that was granted permission in January 1990 (see section 3 of this report). The proposed storage shed under application 201863 is considered to mainly impact the Church Hall rather than the two buildings east of the proposal site.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection of storage shed at Church Hall. The proposed storage shed is to the south west corner of the Church Hall.

Plans considered:

- Location Plan - Earley Christian Fellowship, Church Hall, 153 Wokingham Road, Reading, RG6 1LW

~~Elevations - Existing & Proposed Plan - as Existing with Storage Shed added - 1 (Dec 2020)~~

~~Site Plan - 2 (Dec 2020)~~

Received on 22/12/2020

- Elevations - Existing & Proposed Plan - as Existing with Storage Shed added - 1 (Dec 2020)
Rev A

- Site Plan - 2 (Dec 2020) Rev A

Received on 15/01/2021

- Tree Protection Plan - 3 (Feb 2021)

Received on 24/02/2021

3. RELEVANT PLANNING HISTORY

891125 - Erection of new single storey church hall for church services and associated activities - Application Permitted on 11/01/1990

010700 - Metal sign on legs advertising church presence and events - Application Refused on 28/11/2001

141972 - Demolition of existing rear conservatory to be replaced with an Orangery and Proposed timber detached garage to front of property - Application Permitted on 26/03/2015

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

36 St Peters Road, Reading, RG6 1PA - No response received.

38 St Peters Road, Reading, RG6 1PA - No response received.

40 St Peters Road, Reading, RG6 1PA - No response received.

42 St Peters Road, Reading, RG6 1PD - No response received.

44 St Peters Road, Reading, RG6 1PD - No response received.

46 St Peters Road, Reading, RG6 1PD - No response received.

48 St Peters Road, Reading, RG6 1PD - No response received.

50 St Peters Road, Reading, RG6 1PD - No response received.

52 St Peters Road, Reading, RG6 1PD - No response received.

54 St Peters Road, Reading, RG6 1PD - No response received.

56 St Peters Road, Reading, RG6 1PH - No response received.

153 Wokingham Road, Reading, RG6 1LW - No response received.

153A Wokingham Road, Reading, RG6 1LP - No response received.

153B Wokingham Road, Reading, RG6 1LP - No response received.

Flats 11 to 20, 145 Wokingham Road, Reading, RG6 1LW - No response received.

Reading Borough Council, Natural Environment - Response received on 15/01/2021

- *At least one TPO tree is within 15 metres from the proposed development (<5m for T12) and no relevant tree information was provided by the application.*

- Tree Protection Plan to be submitted prior to the determination of this application.

Reading Borough Council, Natural Environment - Response received on 17/01/2021 upon review of site photos.

- *The proposed structure will not affect any of the existing trees due to it being placed on an existing concrete slab. However, construction site operations areas (foot traffic, materials/tools storage, various logistics, etc) will overlap the soft landscaped strips in between the concrete slab and the close boarded fence, where presence of roots is likely - and should be protected. Soil compaction can have detrimental effects on root oxygenation and lead to parts of the root system die off, which is unacceptable.*
- *Therefore, we expect a tree protection plan to be submitted that provisions ground protection measures on the areas between the shed and the close boarded fence or temporary fencing to deem that area a construction exclusion zone - whichever the applicant prefers.*

Reading Borough Council, Natural Environment - Response received on 17/01/2021 upon review of Tree Protection Plan.

- The submitted documentation successfully addresses the tree concerns previously raised by the Natural Environment team and demonstrates lack of harm to existing trees during development. Tree Protection Plan is therefore approved.
- There are no more objections to this application with regards to vegetation, so if you intend to grant approval to this application please list 'Tree Protection Plan drg No. 3 dated February 2021' as an approved plan and attach condition ensuring that the plan is followed during construction.

The applicant has confirmed to the Council that a site notice was erected on Wednesday 13th January 2021, enabling consultation for a period of 21 days and which expired on Wednesday 3rd February 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’) 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

EN14 Trees, Hedges and Woodland

EN15 Air Quality

7. APPRAISAL

7.1 Design and Access

The proposed storage shed is located to the south west corner of the Church Hall. The ground to eaves height of the proposed storage shed is 2.7m, features a dual-pitched roof with a maximum height of 3.6m. The footprint of the proposed storage shed is 29m². The proposed storage shed is to be constructed adjacent to a modern part of the site. The storage shed proposed is not considered harmful to the character and appearance of the surrounding area. The proposal site is set down from the highway, while the proposed storage is set approximately 25m from the highway and would be largely obscured by an existing perimeter wall, fence, and protected trees. Therefore, the proposed storage shed is not considered to have a detrimental impact on the character and appearance of the site as a whole at 153 Wokingham Road or harm the prevailing street scene.

The proposed storage shed is to be constructed of treated softwood framing with external finish of treated softwood shiplap cladding, stained brown. The proposed storage shed is to be constructed upon an existing 1 course red engineering bricks on a 200mm thick concrete base. The roof of the proposed storage shed is constructed of softwood timbers with green felt roofing. The materials used in the construction of the storage shed are considered sensitively considered given the verdant appearance of the west side of the site. While the size and scale of the proposed storage shed is considered subservient to the Church Hall.

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.

7.2 Trees

The proposed shed is located close to the side (west) boundary of 153 Wokingham Road. Several protected trees are located within the curtilage of 145 Wokingham Road, one of which is very close to the side boundary at number 153 Wokingham Road, and the proposed location of the storage shed. The applicant has demonstrated on the Tree Protection Plan that the development would not harm the nearby protected trees, while suitable fencing is to be erected to protect nearby vegetation during construction.

7.3 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:

- Location Plan - Earley Christian Fellowship, Church Hall, 153 Wokingham Road, Reading, RG6 1LW

Received on 22/12/2020

- Elevations - Existing & Proposed Plan - as Existing with Storage Shed added - 1 (Dec 2020) Rev A

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- Tree Protection Plan - 3 (Feb 2021)

Received on 24/02/2021

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.

L6: Tree Protection Measures (As Specified)

The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall

be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 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