

Delegated Application Report

Address: 8 Prospect Street

Application No: 211547/FUL

Proposal: Alterations to bins, cycles to provide caretaker/care assistant office/store, including new cycle store structures, re-cladding and inserting doors to existing structure to match main building (part retrospective)

Target Date: 22/11/21

Case Officer: Connie Davis

Introduction

The site is located on the west side of Prospect Street, neighbouring the Tesco Express Store on Oxford Road. Prospect Street is predominantly a residential street.

The site has an approval for 5 units (171894) via Permitted Development and was previously a garage. This application has been implemented and the units are ready for occupation.

The site is located within the Russell Street/ Castle Hill/ Oxford Road Conservation Area but it is not Listed.

Proposal

Planning permission is sought for the re-cladding of the existing outbuilding with timber cladding and metal cladding. The building is currently used for cycle and bin storage and measures a depth of 2.7m, height of 2.6m and width of 4.9m. The building is proposed to now be used as a care takers office and bin storage, with cycle parking provision being within elsewhere within the grounds of the site. The care takers office would be used by staff visiting the occupiers of the residential dwellings, and would be used by staff for approximately 1 hour per day, as confirmed by the applicant.

Plans Submitted:

90-30 Rev A - Proposed and Existing Cycles, Bins and Care office
Covering Letter
Planning Statement

Received 25th September 2021

02-00 Rev B - Site Location Plan As Existing
02-01 - Block & Roof Plan As Existing
02-10 - Block & Roof Plan As Proposed
Application Form
CIL Form

Received 17th September 2021

Relevant Planning History:

200695/APC - Application for approval of details reserved by conditions 3 and 4 (Landscaping and materials) of application 200165 - Conditions Discharged

200254/FUL - Extension to units 3 & 4 at first floor (relating to prior approval 191782) - Application Withdrawn

200165/FUL - Ground floor extension of Unit 1 based on application number 191782 - Application Permitted

191610/APC - Discharge of conditions 3, 4, 5 & 6 relating to the planning permission 190782 - Conditions Discharged

191119/FUL - Replacement of pitched roof at first floor level with flat roof; re-cladding the exterior of the building; and various other associated alterations to facilitate the implementation of prior approval 190782 - Application Permitted

180258/OPA - Change of use of building from Class B1(c)(light industrial) to C3 (dwellinghouses) to comprise of 3 x 1 bed flats & 1 x 2 bed flats. Prior notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Prior Approval Given

171894/OPA - Change of use of building from Class B1(c)(light industrial) to C3 (dwellinghouses) to comprise of 3 x 1 bed flats & 1 x 2 bed flats. Prior notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 Prior Approval Given

Consultations

External Consultation

Adjoining properties were formally notified via letter of the application. In addition a site notice was displayed at the site between 13th October - 3rd November 2021. An advert was also printed in the local newspaper as the site is located within a Conservation Area.

No responses were received.

Internal Consultees:

Transport - No objections subject to conditions

Conservation Area Advisory Committee (CAAC) - No response received

Relevant Planning Policy & Guidance:

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) (Core Strategy and Sites and Detailed Policies Document) 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant.

Planning policies

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC5 Waste Minimisation and Storage

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

TR5 Car and Cycle Parking and Electric Vehicle Charging

EN3 Enhancement of Conservation Areas

Other Documents:

Russell Street/ Castle Hill/ Oxford Road Conservation Area Appraisal (2021)

APPRAISAL

a) Principle of development

The proposal seeks alterations to small scale facilities with a residential site. As such, the principle of development is accepted.

b) Impact on the surrounding area, including Conservation Area

The proposed bin/ care taker office is already in place. Full planning permission is sought to re-organise the use of this space. Currently the structure facilitates a bin and cycle store. It is proposed to amend this to facilitate a bin store and a care takers office. 5 cycle spaces will be provided along the boundary fence. These would have limited visibility in the street scene due to being set back within the site, and the site being a substantial distance from the highway, only being accessed by an access track. As such, the proposal would not be considered to result in unacceptable harm to the appearance of the surrounding Conservation Area in line with Policy EN3 of the Reading Borough Local Plan (2019).

c) Impact on neighbouring amenity

No new built structure will be erected on site, rather the use of the existing outbuilding would be altered. The building is situated at the end of 8a Prospect Street's garden, protruding above the boundary by a modest 0.72m. The use of the building as a bin storage and care taker office would not be considered to result in excessive disturbance to this neighbour's rear amenity space compared to the existing situation. The proposal is therefore justifiable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

c) Highway Matters

In order to facilitate the proposed caretaker office/store, individual cycle stores will be provided for each unit with direct access to the highway. The bin provision is maintained on site, providing storage space for 5 bins.

As such, the proposal is considered acceptable in relation to Policy TR5 and CC5 of the Reading Borough Local Plan (2019).

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.

Recommendation: GRANT permission subject to the following conditions:

Conditions:

1. Approved plans
2. Time limit
3. Materials as specified
4. Cycle Parking (as specified)
5. Refuse and Recycling (as specified)

Informatives:

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Positive and Proactive