

DELEGATED APPLICATION REPORT

Target Date: 24/11/21

Application No: 211427/FUL

Address: Dukesbridge House, 23 Duke Street

Proposal: Installation of railings

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a large commercial building, adjacent to High Bridge on the River Kennet. The site is located within Reading Central Area and Market Place/London Street Conservation Area. This application relates to the ground floor of the building fronting Duke Street, occupied by a Subway fast food restaurant.

Proposal

The proposal is for the installation of railings to the covered area, forward of the main entrance to Dukesbridge House to the Duke Street frontage. The railings would include gated access. The railings would be painted black, to match those already installed to the covered area facing the River Kennet.

Plans Considered

The applicant supplied the following, received 31/08/21:

Drawing No: 5016 PA 09 - Site Location/Block Plan

Drawing No: 5016 PA 10 - Proposed Site Plan

Drawing No: 5016 PA 11 - Existing Ground Floor Plan and Elevation

Drawing No: 5016 PA 12 - Proposed Ground Floor Plan and Elevation

Subsequently the agent supplied the following, received 29/09/21:

Design, Access & Heritage Statement

Relevant Planning History

190602/OPA - Change of use from offices to 77 dwellings - Prior approval 06/06/19

191393/FUL - Various external alterations to facilitate implementation of 190602/OPA - Permitted 06/03/20

200575/FUL - Installation of galvanised steel gates - Permitted 23/06/20

201043/OPA - Change of use from offices to 76 dwellings - Prior approval 10/09/20

201018/FUL - Various external alterations to facilitate implementation of 201043/OPA - Permitted 08/12/20

201081/FUL - Various works including extensions and enlargements - to be determined

211093/FUL - Insertion of windows to rear elevation - Permitted 25/08/21

211426/FUL - Alteration to façade - Permitted 29/11/21

211428/FUL - Alterations to façade, signage - to be determined

Consultation Responses

Neighbouring owners and occupiers at 19, 21, 22 and 23 Duke Street; and 1 London Street were consulted by letter. A site notices was displayed. No letters of representation were received.

Reading Borough Conservation and Urban Design Officer

No response received to consultation.

Canal and River Trust

Raised no objections.

British Waterways

No response received to consultation.

Reading Conservation Area Advisory Committee

No response received to consultation.

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 EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN11 - Waterspaces

Policy EN12 - Biodiversity and the Green Network

Policy EN18 - Flooding and Drainage

Policy OU5 - Shop Fronts and Cash Machines

Policy CR1 - Definition of Central Reading

Policy CR2 - Design in Central Reading

Market Place/London Street Conservation Area Appraisal

Appraisal

The application seeks permission for minor elevational alterations to the entrance of Dukesbridge House. The proposed installation would have the same appearance as the existing railings to the River Kennet elevation, with a neutral impact on its character and appearance. Officers find no conflict with the identified policy.

Conclusion

The proposal has been assessed and found to be acceptable as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT