

DELEGATED APPLICATION REPORT

Target Date: 05/11/21

Application No: 211504/FUL

Address: 450 Longwater Avenue

Proposal: Installation of generator and associated works

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a large, modern office building located within Green Park. Modern residential development is located approximately 150-200m northwest of the site.

Proposal

The proposal is for the installation of a generator and associated access, to the southward side of the building. The generator would be sited at the end of the existing car park, displacing four parking spaces. The generator would be a standby energy source, to be used only in the event of mains failure.

Plans Considered

The applicant supplied the following, received 10/09/21:

Supporting Letter

Generator Technical Submittal Rev. 1, by Shenton Group

Generator Noise Data

Drawing No: P001 - Site Location

Drawing No: P002 - Existing Site Plan

Drawing No: P003 - Proposed Site Plan

Drawing No: 8816_GEN/CR Rev. B - Proposed Generator and Services Plan

Drawing No: P004 - Existing Elevation

Drawing No: P005 - Proposed Elevation and Sections

Relevant Planning History

Extensive planning history relating to Longwater Avenue.

211499/TEL - Installation of telecoms equipment - Prior Approval Given

Consultation Responses

A site notice was displayed. No letters of representation were received.

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 CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

Policy EN17 - Noise Generating Equipment

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Appraisal

The proposed installation of a standby generator is necessary for the future occupation of 450 Longwater Avenue by the mobile network operator, Three. The elevational alterations proposed to facilitate the siting of the generator are minimal, and are not considered to detract from the appearance of the existing building. Though the generator would emit noise when operational, the nearest noise sensitive receptors (residential properties) are located at least 150m away. No significant detrimental noise impact would occur as a result of the installation. Subject to a condition restriction noise levels, the proposals are deemed to be in accordance with Policies CC7, CC8 and EN17.

The proposed siting of the generator would displace four parking spaces. 450 Longwater Avenue benefits from a large car park. While the loss of parking spaces is regrettable, the wider economic benefits the installation provides in terms of the occupation of the building outweigh and harm to the functioning of the transport network. Officers find no significant conflict with Policies TR3 and TR5 on this basis.

Conclusion

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

RECOMMENDATION

GRANT