

## **Delegated Application Report**

Ward: Abbey

Target Date: 17/06/21

Address: Apex Plaza, Forbury Road

Application No: 210632/FUL

Proposal: Replacement and Installation of Plant and Associated Works at Roof Level

Case Officer: Nathalie Weekes

### **Introduction and Proposal**

Apex Plaza is a large office building (Class E) constructed in the late-1980's, adjacent to Reading Railway Station, located within Reading Central Area. The building is not listed, nor is it located within a conservation area. The building is a well known local landmark, with distinctive pink external facades.

The proposal is to remove obsolete plant equipment and for the replacement and installation of plant and associated works at roof level.

### **Plans Submitted**

The applicant supplied the following,

Application letter, 22 April 2021, Daniel Watney

Design and Access statement, Daniel Watney

M387/21/37 P1 Existing roof plant south elevation

M387/21/35 P2 Existing roof plant

M387/21/41 P1 Existing roof plant west elevation

M387/21/33 P3 Proposed roof plant block plan

M387/21/36 P1 Proposed roof plant south elevation

M387/21/39 P1 Block plan

M387/21/38 P1 Location plan

M387/21/40 P1 Proposed roof plant west elevation

M387/21 - Schedule 19.2 - HVRF Outdoor Units - Rev 3, 2B-6B Apex Plaza, Charles D Smith & Associates Ltd

89905/NIA, Rev 01, 21 April 2021, Revised 21 April 2021 Plant noise Impact Assessment, Noise Solutions Ltd

CIL form

As received 26/04/2021

Photos of the site

As received 11 May 2021

## **Relevant Planning History**

79/TP/144 - Office development of 85,000 sq ft - Unconditional consent 11/05/79

84/TP/0341 - Redevelopment including new station concourse, rail-centre, rail bus interchanges, offices and warehousing - Conditional consent 05/11/85

081166/FUL - Installation of doors to main entrance - Permitted 03/11/08

200412/FUL - Erection of single storey building to comprise bicycle storage and changing facilities, and altered pedestrian access to car park - Permitted 29/07/20

210117/FUL - Erection of single storey building to comprise bicycle storage and changing facilities, and altered pedestrian access to car park (re- submission of 200412/FUL) - Permitted 21/04/2021

210343/CLP Exterior painting and replacement of glazing within retained window frames - Permitted 22/04/2021

210494/FUL - Refurbishment of southern entrance, with landscaping - to be determined

## **Summary of Consultations**

A site notice was sent to the agent and was displayed at the site on 11 May 2021 for a 21 day notice period. No letters of representation have been received.

## **Environmental Health**

No objections subject to informative.

## **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**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'

## **Reading Borough Local Plan (November 2019)**

- CC1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CC3 ADAPTATION TO CLIMATE CHANGE
- CC5 WASTE MINIMISATION AND STORAGE
- CC7 DESIGN AND THE PUBLIC REALM
- TR1 ACHIEVING THE TRANSPORT STRATEGY
- EN1 PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

- EN3    ENHANCEMENT OF CONSERVATION AREAS
- EN4    LOCALLY IMPORTANT HERITAGE ASSETS
- EN5    PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

### **SPG/SPD**

Revised Sustainable Design and Construction (2011)  
The Town and Country Planning (General Permitted Development) (England) Order 2015

### **Assessment**

#### **Principle of Development**

The proposal is to remove obsolete plant equipment and for the replacement and installation of plant and associated works at roof level.

The principle of development is supported subject to compliance with any other relevant policy within the Local Plan.

#### **Design & Character**

The proposal is located at roof level and will be hidden largely behind existing roof structures. As such, the development will not be visible from the public realm. The works should not result in any harm to the public realm, including the public highway, the grade II listed Walter Parsons Corn Stores and Conservation area to the south.

The proposal is therefore not considered to cause a detrimental impact to the surrounding character of the area and complies with Policies CC1 and CC7 of the development plan.

#### **Neighbouring Amenity**

The proposal located at roof level resulting in small scale changes is considered far enough away to not impact neighbouring amenity. In this regard and given the nature of the proposal, no detrimental impact will be caused upon the amenity of neighbours as a result of this proposed development.

#### **Transport**

There are no transport issues to this application as the proposed changes do not impact the public highway.

#### **Environmental Health**

The noise assessment submitted has been carried out in accordance with BS4142:2014 and the methodology has been correctly applied. The assessment concludes that the specific noise level of the proposed plant will not exceed -10dB below the background noise and the rating level does not exceed the background noise so adverse impact on the local noise climate is unlikely. There are no objections to the proposed plant subject to the following condition:

➤ **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.

**RECOMMENDATION:**

The development is not considered harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. Subject to relevant conditions concerning noise levels, the proposed development is considered to be in accordance with the Policies set out within the Local Development Plan, and as such planning permission is recommended for approval.

Grant Planning Permission