

DELEGATED APPLICATION REPORT

Target Date: 10/04/20

Application No: 191119/FUL

Address: Land to the rear of 8 Prospect Street, Reading

Proposal: 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

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The application site comprises a part one-storey, part two-storey building located to the rear of 8 Prospect Street and to the south of 223 Oxford Road.

2. Proposal

The proposed development includes external alterations to the roof at the front and rear of the building, including the replacement of cladding to the front and rear external elevations. The proposed development is intended to facilitate the above referenced prior approval.

3. Internal Consultations

Environmental protection

No objections

4. External Consultees

Letters were sent to adjoining properties. No responses have been received.

5. Relevant Planning History

190782 - OPA - Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), converting 160sqm of building into 5 dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. – **Approved 4/7/2019**

182058 - OPA - Change of use of building from Class B1(c)(light industrial) to C3 (dwellinghouses) to comprise 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 (as amended). – **Approved - 15/1/2019**

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 - **Approved -22/12/2017**

162176 - OPA - Change of use of building from Class B1(a)(Offices) to C3(dwelling houses) to comprise of 3 x 1bed flats and 1 x 2bed flats. Prior notification under Class), Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - **Refused - 23/01/2017**

6. 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.

7. Relevant Planning Policy and 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') 2019 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 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).

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan 2019

CC1	Presumption in favour of sustainable development
CC2	Sustainable construction and design
CC3	Adaptation to climate change
CC5	Waste minimisation and Storage
CC7	Design and the public realm
CC8	Safeguarding Amenity
TR1	Achieving the transport strategy
TR3	Access, traffic and highway-related matters

9. Appraisal

The main issues are considered to be:

- Principle of development
- Design considerations
- Amenity

Principle of development

The proposed development is for the re-cladding of the existing building for which prior approval permission has been secured for the change of use to residential. In this regard, there is no in-principle objection to the works.

Design considerations

The Council's Local Plan policy CC7 requires that *"all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located"*. The existing structure is not considered to be of particular architectural merit. There is no in-principle objection to the façade changes as identified on the proposal plans.

The alterations to the building would give the building a modern appearance, with profiled metal cladding to the front, side, and rear of the two-storey portion, and retention of the existing wall at ground floor where it faces the rear of no.10.

The building itself is located to the rear of the building which fronts onto Prospect Street. The building will be highly visible from the adjoining site, and the rear of the properties along Prospect Street. There will be some limited views of the building from Prospect Street itself down the access route. However, it is located beside a modern low-set development, and a more modern design approach is not considered to represent any significant harm to the character and appearance of the area, and would therefore comply with Policy CC7.

Amenity

Policy CC8 requires that all new development does not have a negative impact on the residential amenity of existing or future occupants. The proposed development would result in the increase in height of the ground floor flank walls. The increase in height is considered to be so minor that it would not have any impacts in terms of reduction of daylight/sunlight, overbearing, or loss of outlook from adjoining properties. The proposal would therefore comply with policy CC8.

CIL

The applicants supporting CIL form has identified the proposal would not be CIL liable. This is agreed by the LPA.

10. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation GRANT

11. Conditions:

1. Time limit
2. Approved plans
3. Materials to be as proposed