

DELEGATED APPLICATION REPORT

Application No: 201702/FUL

Address: The Meridian, Kenavon Drive, Reading

Proposal: Replacement of existing high level cladding to Blocks A, B and C with new composite cladding panels with a non-combustible insulation core

Target Date: 05/02/21

Case Officer: Connie Davis

1. Site Description and Surrounding Area

The application site comprises of 4, 5/ 6 storey blocks of residential flats (use class C3) located on the corner of Kenavon Drive and Gas Works Road. Blakes Wharf runs behind the site. The blocks are labelled A, B, C and D.

The Forbury Retail park is located opposite. The site is not listed, nor in a conservation area.

2. Proposal

The proposal would see the replacement of the high level perimeter of cladding on Blocks A & C. In addition, the cladding on the perimeter of the small plant room on Block B would be replaced.

The existing composite wall cladding in the above locations has been identified as potentially combustible. New Rockspan Extra composite wall panels as manufactured by Euroclad Group Ltd are proposed.

The applicant advises that the Proposed Rockspan Extra panels are identical to the existing matching the panel thickness, joint spacing, Satin Line profile (See page 13 of product brochure) and colour. The only discernible differences between the existing composite wall panels are:

- Proposing to use factory mitred internal and external corners as indicated on page 20 of the attached product brochure in place of existing surface mounted cover flashings
- The proposed panels have a non-combustible mineral wool core in place of the existing Phenolic.

3. Internal Consultations

Building Control - No response received.

4. External Consultees

A site notice was displayed between 17th December 2020 - 7th January 2021. No comments have been received.

5. Plans/Documents Considered

SP01 - Location Plan

SP01 - Site Plan

E001 - Elevation Sheet 1 Existing & Proposed

E002 - Elevation Sheet 2 Existing & Proposed

E003 - Elevation Sheet 3 Existing & Proposed

E004 - Elevation Sheet 4 Existing & Proposed

Photographs

Rockspan brochure - External wall panel system

Rockspan Extra report No. 335678 Issue No. 1

Design Statement dated 29th November 2020

Received 29th November 2020

Notice owner schedule

Letter sent to owners dated 26th November 2020

Received 10th December 2020

6. Relevant Planning History

None of particular relevance to this application.

7. 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.

8. 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 Local Development Framework 'Core Strategy' 2008 (Altered 2015).

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 Local Development Framework

(LDF) (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).

9. 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 Council Local Plan

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity

Supplementary Planning Documents

Sustainable Design and Construction (2011)

10. Appraisal

The main issues are considered to be:

- Principle and design
- Amenity

Principle and design

There is no strong resistance to the principle of replacing the existing cladding, subject to being considered an appropriate design.

The proposed cladding would be of the same general appearance (ie. Colour - grey) to the existing situation. Due to the similar nature of the materials, in both appearance and size, it is considered that the proposed development would not materially affect the design and appearance of the building. The cladding would rather just have different material properties. As such, the proposal is considered acceptable in terms of Policy CC7 of the Reading Borough Local Plan (2019).

Amenity

The proposed replacement cladding is at high level and is not considered to cause harm to the residents of the blocks in terms of loss of light and privacy.

One aspect that has to be considered is that development would not cause detrimental effect on the living environment of residential properties in terms of safety. In this type of application, the proposal's acceptability from a fire safety perspective is critical following

the Grenfell Tower disaster. This planning application has not assessed the suitability of the proposal from a fire safety perspective as this is beyond the remit of the planning process. Separate Building Control Approval should be sought to confirm the proposal's acceptability in this regard before installing the cladding. This will be advised to the applicant by way of an informative.

From a planning perspective, the proposal is considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

11. 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

12. Conditions:

1. TL - Standard time limit
2. AP - Standard approved plans
3. M2 - Materials as proposed

Informatives:

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