

DELEGATED APPLICATION REPORT - Application No.: 191825/REG3

Address: St Johns Primary, 121-147 Orts Road

Proposal: Extension of the height of the existing sports rebound fence by 3m (3 metres increasing to 6 metres)

Case officer: Anthony Scholes

Site Description, Surrounding Area and Background:

The site is a school on the northern side Orts Road close to the Town Centre. The site within a primarily residential area (adjoined on three sides by houses).

Permission was granted under 111030 for a number of elements including the playing field which included a 3m high rebound fence adjoining the properties on Leopold Walk.

Proposal:

The proposed development is to upwardly extend the existing 3m high fence to allow a 6m high rebound fence to respond to complaints received from neighbours regarding balls etc. ending up in their rear gardens.

Relevant Planning History:

111030 - Two storey flat roof extension to main school building to accommodate 8 classrooms, new reception area and offices, single storey extension to link school house with main school building, refurbishment of existing school and church building, associated landscaping and works to playing fields to include new community playground and synthetic sports pitch.

Consultation Responses:

RBC Transport officers: No objections

Sport England: No objections

Neighbours: 1 letter of support was 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:

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

National Planning Guidance

Reading Borough Local Plan (2019)

CC7 - Design and the Public Realm

CC8 - Safeguarding Amenity

EN7 - Local Green and Public Open Space

APPRAISAL:

The upward extension of the existing rebound fence by 3m. The extension would be in a lightweight material that would not block any light from adjoining dwellings.

The design would replicate the existing form and due to its design and location would not be highly visible, nor would it be viewed from the public realm.

RECOMMENDATION:

GRANT