

DELEGATED APPLICATION REPORT

Application No: 200538/FUL

Address: 35 Upper Redlands Road, Reading, RG1 5JE

Proposal: Re-roofing of 35 Upper Redlands Road. This includes the main roof and also a number of small lower roofs and porch coverings. Work will also include replacement of rainwater goods and lead.

Case Officer: David Brett

Applicant: University of Reading

Target Date: 14/07/2020 (extended from 03/06/2020 to allow for submission of updated bat survey)

Site Description and Surrounding Area

The application site is a large two storey detached Victorian building. The exterior comprises red brick and plain clay roof tiles. The surrounding area comprises a mix of residential and education uses. Directly south and east of the proposal site is St. George's Hall, which is a halls of residence for students at the University of Reading.

The proposal site is situated within the Redlands Conservation area, which is essentially a tightly drawn essentially Victorian/Edwardian suburb of Reading (Reading Conservation Area Appraisal, 2008). The building is not listed.



1. Existing Elevations. Image retrieved from Google Maps on 29/05/2020.



2. Existing Elevations. Image retrieved from Google Maps on 29/05/2020.

Proposal

The proposal seeks the re-roofing of 35 Upper Redlands Road. This includes the main roof and also a number of small lower roofs and porch coverings. Work will also include replacement of rainwater goods and lead.

Internal Consultations

Ecology - Response received on 22/05/2020

- The building is likely to host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that*

insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Ecology - Response received on 07/07/2020 addressing the updated Bat Survey

- *The updated bat survey has been undertaken to an appropriate standard and shows that bats are unlikely to be roosting in the building. There are therefore no objections to this application on ecology grounds. However as per the recommendations given in the report a condition should be set to ensure that the building can be used by roosting bats in the future.*

External Consultees

Reading Conservation Area Advisory Committee

35a Upper Redlands Road, Reading, RG1 5JE

Residences Managers Flat, St. George's Hall, Elmhurst Road, Reading, RG1 5HZ

Flat 1, St. George's Hall, Elmhurst Road, Reading, RG1 5HZ

Flat 2, St. George's Hall, Elmhurst Road, Reading, RG1 5HZ

Flat 3, St. George's Hall, Elmhurst Road, Reading, RG1 5HZ

Flat 4, St. George's Hall, Elmhurst Road, Reading, RG1 5HZ

No external consultation responses have been received.

A site notice was displayed from 24th April 2020, expiring on 15th May - no responses have been received.

A press notice was published on 7th May 2020, expiring on 28th May - no responses have been received.

Plans/Documents Considered

The agent supplied the following plans:

- Location Plan - 005-RB
- Block Plan - 054-RB
- Site Plan - 054-RB
- Design and Access Statement - 5012341 Version 1.0

These plans were received on 8th April 2020

- ~~Bat Survey Report - 35 Upper Redlands, October 2018~~

This document was received on 1st June 2020

- Bat Survey Report 2020 Update: 35 Upper Redlands, On behalf of the University of Reading, June 2020

This document was received on 30th June 2020

Relevant Planning History

172140 - Diversion of existing high voltage cable - Application permitted on 08/02/2018

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy framework' ('NPPF') 2012 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) (Core Strategy and Sites and Detailed Policies Document) 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).

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 (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN3: Enhancement of Conservation Areas
- EN12: Biodiversity and the Green Network

Redlands Conservation Area Appraisal

Appraisal

The main issues considered in this proposal are as follows:

- a) Ecology
- b) Amenity, Character and Appearance

- a) Ecology

The proposal site falls within the identified Green Network. The Green Network consists of sites that have been identified as having a biodiversity interest within Reading, as well as sites that have the potential to be of value in regards to biodiversity within the borough. Policy EN12: Biodiversity and the Green Network of the Reading Borough Local Plan (Adopted November 2019) seeks to protect sites that have been identified within the borough from a net loss in biodiversity. As the works proposed within this application are for the replacement of an existing roof within the Green Network, a Bat Survey is required to determine the impact the proposal would have on any bat roosting and mitigation towards protecting such roosting.

A bat survey was submitted to support this application on 1st June 2020, however, the survey was conducted between June and September 2018. It is considered that the bat survey provided to support this application would need to be updated to take account for the time passed from when the survey was conducted to the submission of this

application. It was recommended that an updated building inspection be performed, with the bat survey report updated. As the conditions on site may have changed since the survey was performed in 2018.

An updated bat survey report was provided on 30th June 2020. The updated report indicated that it is unlikely that bats are roosting in the building. It was recommended within the report, however, that as part of enhancing the site six bat access tiles be installed to replace some of the broken or slipped tiles across the roof. An approval decision notice for this application will include a condition for the installation of these tiles within the design, with details being provided prior to the completion of the works to ensure biodiversity enhancements are incorporated, in line with Policy EN12.

b) Amenity, Character and Appearance

The proposal is not considered to harm the amenity of the surrounding area. The proposal is to replace an existing roof and would not result in an increase in floor space or additional structure that could impact the amenity to the surrounding area.

The materials specified within the application are to match existing where possible. The works include the replacement of guttering, downpipes and hoppers, lead replacement and minor masonry repairs to the existing chimney stacks. The overall appearance of 35 Upper Redlands Road would not drastically alter as a result of this application through the use of clay plain roof tiles to match existing. As such, the proposal is considered acceptable in regard to the impact on the character and appearance of 35 Upper Redlands Road and the surrounding area.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation

GRANT

Conditions

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location Plan - 005-RB
- Block Plan - 054-RB
- Site Plan - 054-RB
- Design and Access Statement - 5012341 Version 1.0

These plans were received on 8th April 2020

- Bat Survey Report 2020 Update: 35 Upper Redlands, On behalf of the University of Reading, June 2020

This document was received on 30th June 2020

Bat Tile Installation

Prior to the completion of the replacement roof, six bat tiles shall be installed on the building under the supervision of a suitably qualified ecologist. A report confirming that the tiles have been installed, including a plan confirming their location and photographs of the tiles in situ, shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the replacement roof. The bat tiles shall be retained and maintained as such, in accordance with the approved details, thereafter.

Reason: To incorporate biodiversity improvements in and around developments in accordance with Policy EN12 of the Reading Local Plan (2019) and paragraph 175 of the NPPF.

INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.