

DELEGATED APPLICATION REPORT

Target Date: 15/05/2020

Application No: 200455/FUL

Address: Telephone Exchange, Norcot Road, Tilehurst, Reading, RG30 6BP

Proposal: BT plan to install high speed Broadband to the local area that this telephone exchange serves. As part of this upgrade, additional ventilation is required at the above premises. It is proposed to remove glass from a window on the first floor northwest elevation. An aluminium louvre will be installed and fixed to the window frame, as per submitted drawing and photos. It will be mill finish to match existing louvres already installed in the building.

Case Officer: David Brett

Applicant: British Telecom PLC

Site Description and Surrounding Area

The proposal site is a two storey telephone exchange building which provides internet services and telecommunications to the area. The external appearance of the building consists of red brick with a flat roof. There is telecommunication equipment on the roof of the building. The site area extends between Norcot Road and Beatty Drive, with the surrounding area largely consisting of semi-detached and terraced dwellings.

Proposal

The proposal seeks to remove glass from a window on the first floor northwest elevation. An aluminium louvre will be installed and fixed to the window frame.

Internal Consultations

Reading Borough Council, Environmental Health - Response received on 24/04/2020

- *This application is for louvres, which I do not have any objections to. There is no mention of air conditioning or other noise making plant being installed alongside this. However if it becomes apparent that noisy plant is to be installed I would recommend a BS4142:2014 assessment is carried out.*

External Consultees

19 Beatty Drive, Reading, RG30 6NE
20 Beatty Drive, Reading, RG30 6NE
21 Beatty Drive, Reading, RG30 6NE
22 Beatty Drive, Reading, RG30 6NE
23 Beatty Drive, Reading, RG30 6NE
24 Beatty Drive, Reading, RG30 6NE
25 Beatty Drive, Reading, RG30 6NE
26 Beatty Drive, Reading, RG30 6NE
22 Norcot Road, Reading, RG30 6BU
22A Norcot Road, Reading, RG30 6BU
24A Norcot Road, Reading, RG30 6BU
24B Norcot Road, Reading, RG30 6BU
24C Norcot Road, Reading, RG30 6BU

26A Norcot Road, Reading, RG30 6BU
28 Norcot Road, Reading, RG30 6BU
32 Norcot Road, Reading, RG30 6BU
33 Norcot Road, Reading, RG30 6BP
33A Norcot Road, Reading, RG30 6BP
33B Norcot Road, Reading, RG30 6BP
33C Norcot Road, Reading, RG30 6BP
30 Norcot Road, Reading, RG30 6BU
24 Norcot Road, Reading, RG30 6BU
26 Norcot Road, Reading, RG30 6BU
43 Norcot Road, Reading, RG30 6BP
45 Norcot Road, Reading, RG30 6BP
57 Kentwood Close, Reading, RG30 6DH

No responses have been received from external consultees.

Plans/Documents Considered

The agent supplied the following plans:

- Design and Access Statement
- Proposed Planning Layout For Tilehurst TE First Floor - 120040-300

These plans were received on 20th March 2020

Relevant Planning History

- 980161/TEL - Condition A2(4) of Part 24 - Observations sent 06/03/01
- 980384/FUL - Erection of 7m rooftop telecommunications stub mast - Permitted 16/03/99
- 980903/FUL - New boundary fence at rear. Alterations to front boundary wall including new access gates - Permitted 17/03/99
- 992398/TEL - Rooftop installation of telecommunications stub mast and equipment - Observations sent 28/01/99
- 010299/TEL - Erection of equipment cabin - Observations sent 15/02/01
- 010027/FUL - Installation of vents to existing window opening - Permitted 09/10/01
- 011267/FUL - Installation of vents to existing window opening - Permitted 20/11/01
- 020996/FUL - Installation of 3 pole mounted antennas - Permitted 26/06/02
- 020536/FUL - Removal of windows and replacement with louvres - Permitted 17/09/02
- 060026/FUL - Replacement of window with louvre - Permitted 23/01/07
- 101964/FUL - Replacement of glazing to window with aluminium blade weather louvre - Permitted 07/01/11
- 181607/FUL - Installation of louvre and replacement air cooling system - Permitted on 10/01/2019

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 2012;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity

Appraisal

The main issues considered in this proposal are as follows:

- a) Character and Appearance
- b) Safeguarding Amenity

- a) Character and Appearance

The proposed additional louvre to the first floor northwest elevation of the Telephone Exchange is considered in-keeping with the overall design of the existing building. The proposed louvre will be located towards the centre of the proposal site, far away from the highway and the public realm. The proposal is considered a very small scale change to the overall appearance of the existing building. The proposed aluminium louvre will be fitted to match the pre-existing louvres already in place.

Overall, the proposal is not considered to drastically or detrimentally impact the character and appearance of the existing building or the surrounding area.

- b) Safeguarding Amenity

This application was referred to Environmental Health as part of the internal consultation process for this application. As no additional noise generating equipment has been specified within the plans, it is not considered that the proposal would detrimentally impact amenity to neighbouring residents within the predominantly residential setting. If an application for an additional air cooling unit is required further down the line, then it is recommended that a BS4142:2014 noise assessment be provided within the application.

The proposal is also considered not to harm the outlook for neighbouring residents due to the size, scale and location of the proposal.

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:

- Design and Access Statement
- Proposed Planning Layout For Tilehurst TE First Floor - 120040-300

These plans were received on 20th March 2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3 MATERIALS (AS SPECIFIED)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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 prescribed target or 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 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.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful

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of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

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