

Appendix 1

34 Eldon Terrace
Reading
RG1 4DX

July 2018

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 8th February 2017

ITEM NO. 12

Ward: Abbey
App No.: 160944/VARIAT
Address: 84 Watlington Street Reading
Proposal: Application for removal or variation of a condition (No.2 - Approved Drawings) following grant of planning permission 141416.
Applicant: Mr. J. Hayward
Date received: 15th June 2016
Minor Application 8 week target decision date: Extension agreed to 15th February 2017.

RECOMMENDATION

GRANT Variation of condition No. 2 (Approved Drawings) of Planning Permission 141416 dated

Conditions to include:

2. Approved drawings 190-02-01-P (Site Location Plan); 190-02-20-P (Proposed Site Plan); 190-03-20-P (Proposed Lower Ground Floor); 190-03-21-P (Proposed Ground Floor); 190-03-21-P (Proposed Section B-B); 190-03-22-P (Proposed First Floor); 190-03-23-P (Proposed Second Floor); 190-03-24-P (Proposed Roof Plan) received on 19th May 2016; and 190-05-20-P (Proposed Elevations) received on 20th September 2016.

All other conditions as for 141416 except for the following:

4. Pre-commencement submission of hard and soft landscaping scheme (to include tree pit details);

5. Implementation of approved soft landscaping in planting season following or at time of completion whichever is soonest (incl. replacement planting within 5 years);

6. Pre-occupation submission and approval of landscape maintenance and aftercare and thereafter in accordance with approved details

plus an additional condition:

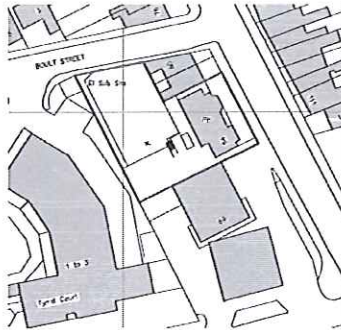
- to require details of replacement chimney (1:10 scale) and construction method.

Informatives:

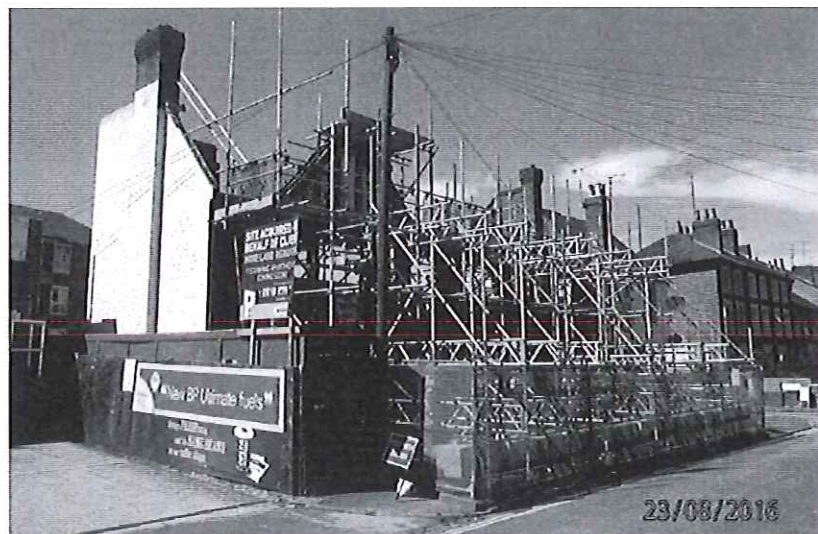
As before (on 141416) plus refer to S106

1. INTRODUCTION

- 1.1 The application site comprises of the former County Arms Public House (No. 84) which is currently under conversion and land to the rear of Nos. 80/82 Watlington Street.



1.2 The site falls within the western edge Eldon Square Conservation Area.



2. PROPOSAL

- 2.1 Permission is sought for a variation of the condition relating to the approved drawings for the redevelopment of the former County Arms PH.
- 2.2 The original application allowed at appeal in November 2011 (Ref. 111073) sought to convert and extend the building into 10 residential dwellings. A subsequent application for variation of condition was granted in February 2015 (Ref. 141416) and reduced the number of dwellings to nine.
- 2.3 The main changes now being sought to the approved scheme are:
 - Increasing the numbers from 9 flats to 10 (as secured under 111073 at appeal) by converting the basement cycle store into a 1 bedroom flat (42sqm);
 - Cycle store relocated to rear adjacent to car park;
 - Alterations to the elevations to include a glazed section of roof (front) and 3no. high level windows (side) to serve the basement flat
 - Alterations to the unit sizes, type and layouts to provide a total of five 1-bedroom and five 2-bedroom flats
 - Parking layout and landscaping altered to provide 10no. spaces.

2.4 The application is being reported to your meeting as a Major Application.

3. PLANNING HISTORY

- 3.1 111073 Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping (11/00110/FUL) REF 27.4.2011
APPEAL ALLOWED 7.11.2011
- 121147 Discharge of conditions 3, 4, 6, 7, 11 and 12 for planning permission 11/00110/FUL PER 2.8.2012
- 141416 Application for removal or variation of a condition following grant of planning permission 11/00110/FUL PER 5.2.2015
- 3.2 The conditions discharged under Ref. 121147 were in respect of materials, hard and soft landscaping details and management plan, the boundary treatment, the construction method statement and cycle/refuse storage details. The variation sought under Ref. 141416 sought further revision to the hard and soft landscaping layout details and in the terms of the Code for Sustainable Homes level compliance. This latest approved scheme also included a revised layout providing a mix of five 1-bedroom and four 2-bedroom flats thus one fewer than on appeal, nine flats in total.

4. CONSULTATIONS

4.1 Statutory:

None.

4.2 Non-statutory:

RBC Environmental Health (Private Housing):

No comments received.

RBC Environmental Health (Protection & Nuisance):

No objection - does not have any comments to make.

RBC Natural Environment (Trees/Landscape):

No objection.

RBC Education:

No comments received.

RBC Leisure:

No comments received.

RBC Transport Strategy:

No objection subject to conditions 9 (parking/turning space), 11 (construction method statement) and 12 (cycle storage) of 141416 to reflect revised drawing numbers with the following comments:

The parking and landscaping has been altered to allow 10 parking spaces. The layout is acceptable and provides adequate space for vehicles to enter and leave the parking spaces.

The cycle storage is to be relocated to the car park, adjacent to the amenity area. The store should be provided and equipped with secure cycle stands in accordance with a layout to be submitted to and approved by the Local Planning Authority before occupation of the dwellings to which they relate.

RBC Waste Operations:

No comments received.

Neighbour Notification:

Properties at Nos. 78, 80, 82, 99-111 & 111A Watlington Street; 69, 71 & 73 (Melrose House) London Road; Flats 1-4 (Neate House) & Flats 1-31 (Tyrell Court) The Dell and 1-7 Boulton Street were consulted on 27th July 2016. There have been no responses or other representations received.

5. RELEVANT POLICY AND GUIDANCE

- 5.1 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) published in March 2012 - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 5.2 In this regard, 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 are to the policies in the NPPF, the greater the weight that may be given.
- 5.3 In Paragraph 7, the NPPF defines sustainable development and the social role of the planning system in supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. In Section 6: Delivering a Wide Choice of High Quality Homes local planning authorities are advised to boost significantly the supply of housing and that applications for such should be considered in the context of the presumption in favour of sustainable development.
- 5.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS4 Accessibility and the intensity of development
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS15 Location, Accessibility, Density and Housing Mix
CS18 Residential Conversions
CS20 Implementation of the Reading Transport Strategy
CS24 Car/Cycle Parking
CS33 Protection and Enhancement of the Historic Environment

Reading Central Area Action Plan 2009

RC14 Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption In Favour Of Sustainable Development
DM3 Infrastructure Planning
DM4 Safeguarding Amenity
DM6 Affordable Housing
DM8 Residential Conversions
DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
SA14 Cycle Routes

Supplementary Planning Guidance

Revised Parking Standards and Design SPD 2011
Residential Conversions (2013)
Revised Section 106 Planning Obligations (2013)
Affordable Housing (2013)

6. APPRAISAL

6.1 The main issue to be considered are:

- a) Design, layout and residential amenities
- b) Impact on character of the surrounding area
- c) Highways and transport issues
- d) Affordable housing
- e) Infrastructure

Design, Layout and Residential Amenities

- 6.2 Policy CS1 (Sustainable Construction and Design) of the Reading LDF Core Strategy 2008 (Altered 2015) relates to both new buildings and the refurbishment of existing buildings. Proposals are acceptable where the *design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care.*
- 6.3 Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Reading Borough LDF Core Strategy 2008 (Altered 2015) states that development should provide an appropriate mix of housing types, sizes and tenures at densities within a defined range depending on the mix of uses in the area in which it is located, accessibility levels, design and environmental impacts including any detriment to the amenities of

adjoining occupiers.

- 6.4 The proposal is for one additional flat in an accessible location close to the town centre and therefore it is considered not to give rise to any conflict with this policy. The mix of unit sizes (40-49m² for 1-bed flats; 55-91m² for 2-bed flats) and types with equal provision of one and two-bedroom flats in the proposed layout is acceptable.
- 6.5  The additional basement flat proposed is of a size and layout that would provide future occupants with sufficient daylight and outlook with a glazed roof section and lightwell to the dining/living room and bedroom at the front with non-habitable parts (kitchen and bathroom) to the rear. The outlook towards the sky would be restricted but nonetheless typical of basement flats in conversions and is constrained by the need to retain the façade of the original building. A satisfactory level of privacy for its occupants as for those of the ground floor flat directly above should though also be provided by the 1m high balustrade to the street. 
- 6.6 There are several differences in the layout of the flats from those schemes permitted at appeal or subsequently as a variation where the mix of units differed. As a result, some vertical stacking anomalies are evident between the floors (such as bedrooms above or below kitchens/lounges etc.). For example, the kitchen, lounge and dining areas in the additional basement flat (Unit 10) are proposed directly below a bedroom in Unit 3 above. The applicant has thus confirmed that extensive sound protective measures between the units to meet Part E of the Building Regulations would include an engineered party floor so that overall sound transfer between the dwellings would be acceptable.
- 6.7 Policy DM10 (Private and Communal Outdoor Space) sets out that dwellings will be provided with functional private or communal open space. This has been provided for at the rear of the site in the previous approved scheme. The encroachment into this open space alongside the the rear boundary for the re-located cycle store is nonetheless considered to be an acceptable amendment.

Impact on Character of the Surrounding Area

- 6.8 Policy CS7 of the Core Strategy seeks to ensure that development is of a high design quality that maintains and enhances the character and appearance of the area in which it is located. Among the urban design objectives of the policy are that this should make a positive contribution to the character, continuity and quality of the public realm.
- 6.9 Policy CS33 confirms that historic features and areas of historic importance and other elements of the historic environment, including Conservation Areas and their settings, will be protected and where appropriate enhanced. All proposals will be expected to protect and enhance the character and appearance of the area in which they are located.
- 6.10 The external alterations proposed in association with the basement flat

conversion would be visible on the front/side elevations from Watlington Street. However, there will be no change to the character of the area and these minor alterations to the refurbished building would not be intrusive or detract from the appearance of this part of the Conservation Area. As such the proposal is considered to accord with the aims of both Policies CS7 and CS33 in this regard.

- 6.11 The replacement of the central chimney feature which was unstable and thus removed for safety reasons in 2016 during the construction period, can be further controlled by a condition to ensure the original dimensions and detail are replicated as far as possible.

Highways and Transport Issues

- 6.12 Policy CS4 (Accessibility and the Intensity of Development) of the Core Strategy relates the scale and density of development to its level of accessibility by walking, cycling and public transport to a range of services and facilities with sites assessed in terms of their accessibility to a defined district or local centre. A good level of accessibility is considered to be that within 400m of a defined centre with a good range of facilities and within 400m by pedestrian routes of a bus stop served frequently (ie. one bus every 20 minutes in each direction between 0700-1900).
- 6.13 Policy CS20 (Implementation of the Reading Transport Strategy) of the Core Strategy considers the contribution that proposals make to a balanced transport network whilst Policy CS24 (Car/Cycle Parking) applies the maximum car/cycle parking standards applicable in relation to the accessibility of locations within the Borough to sustainable transport facilities in particular public transport.
- 6.14 Policy DM12 (Access, Traffic and Highway-Related Matters) considers various implications including the additional trip generation of proposals, which are permitted where there is no detrimental impact on the functioning of the transport network or to the safety of users including pedestrians and cyclists.
- 6.15 The site in Watlington Street is within walking distance of Reading Central Area and its full range of shops and other facilities served by regular public transport and thus considered accessible. Accordingly, the Council's Transport Strategy Development Control Advisor has raised no objection to the proposal for an additional flat with the associated alteration to the parking layout and proposed relocation of the lockable cycle store at the rear of the flats. The proposals therefore accord with the above policies in all these respects.

Affordable Housing

- 6.16 Policy DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) sets out the proportion of affordable housing provision by the number of dwellings per site or in lieu of such by contribution towards off-site provision elsewhere in the Borough.

- 6.17 At the Council's Strategic Environment, Planning and Transport Committee on 13th July 2016 it was agreed to implement Policy DM6 as drafted but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.
- 6.18 The proposals are therefore exempt from this requirement for a financial contribution towards the provision of affordable housing.

Infrastructure

- 6.19 Policy CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough Council LDF Core Strategy 2008 (Altered 2015) states that proposals will not be permitted unless the Council is satisfied that Infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development will be re-provided. This will require planning obligations entered into by agreement to secure the replacement of social infrastructure, services, resources, amenities or other assets.
- 6.20 Provision was made through a S106 agreement (under Ref. 141416) for education and leisure/recreation contributions prior to the date of first occupation and is applicable to any person deriving title from the owner. The Council's Education and Leisure Departments have not made any further requests in this regard for the additional dwelling.
- 6.21 Policy DM3 (Infrastructure Planning) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) confirms that appropriate provision for infrastructure, services, resources and amenities will be made through planning obligations and/or the Community Infrastructure Levy as relevant. A high priority will be given to health provision and where a specific need is identified and justified, to community facilities.
- 6.22 These obligations will be met by the applicant through payments that would be due on commencement and occupation of the development under the CIL regulations.

Matters Raised in Representation

- 6.23 None

7. CONCLUSION

- 7.1 The proposal for conversion of the basement to residential use is considered acceptable in principle and with regard to the potential impacts on neighbouring occupiers and the character of the street and area as a whole.
- 7.2 There would be an acceptable standard of living accommodation created with sufficient amenities for the future residents in an accessible location by public transport and with on-site provision for parking.
- 7.3 The planning application is accordingly recommended for approval

subject to the original conditions (as varied) and an additional condition to ensure a satisfactory like for like replacement of the removed chimney.

Plans:

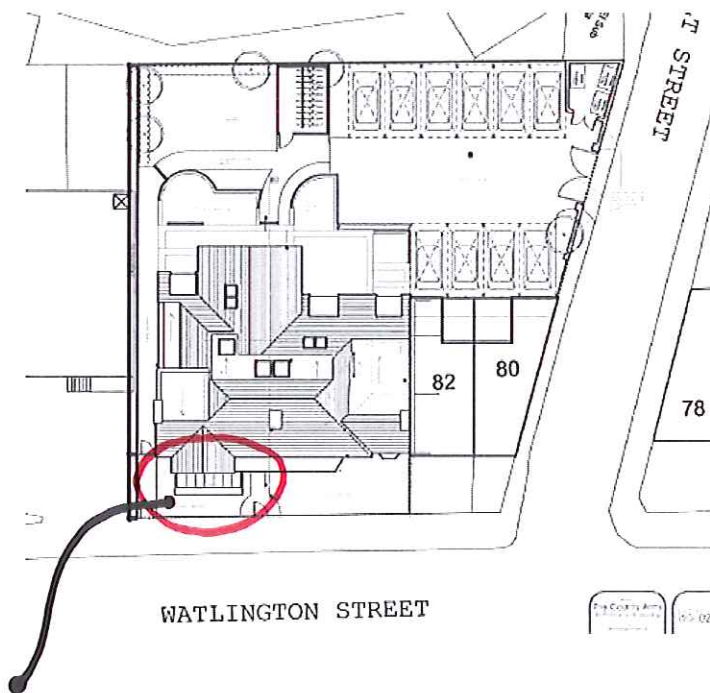
190-02-01-P (Site Location Plan);
190-02-20-P (Proposed Site Plan);
190-03-20-P (Proposed Lower Ground Floor);
190-03-21-P (Proposed Ground Floor);
190-03-21-P (Proposed Section B-B);
190-03-22-P (Proposed First Floor); 190-03-23-P (Proposed Second Floor);
190-03-24-P (Proposed Roof Plan)

Received on 19th May 2016;

190-05-20-P (Proposed Elevations)

Received on 20th September 2016.

Case Officer: Daniel Murkin



Glazed section of roof providing sunlight, daylight and outlook to basement flat.

Basement flat

