

DELEGATED APPLICATION REPORT - Application No.: 200646/VAR

Address: 313 Basingstoke Road

Proposal: Subdivision of an existing detached dwellinghouse into two separate flats and for the installation of two windows located on the south side elevation of the dwellinghouse without complying with conditions 4 and 5 of planning permission 190869, to remove the requirement to submit an interim and final BREEAM assessment.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The site relates to a detached property on the Eastern side of Basingstoke Road. The area is characterised by large properties on along Basingstoke Road which have been converted into flats, with single dwelling houses further away from Basingstoke Road.

Proposal:

The proposal is seeking to delete condition 4 and vary condition 5 (BREEAM) of planning permission 190869 to remove the need for the submission of an Interim BREEAM certificate and a pre-occupation, post construction full BREEAM report, and instead provide a number of on-site enhancements to address policy CC2 of the Reading Borough Local Plan (2019).

Original permission 190869, granted permission for the conversion of an existing residential property to two flats. All pre-commencement conditions have been approved except for condition 4 (BREEAM pre-assessment indicator). As such, the development remains unimplemented but extant.

Relevant Planning History:

200401/APC - Application for approval of details reserved by conditions 6 and 7 of planning permission 190869 CONDITIONS DISCHARGED 4/5/2020

190869/FUL - Subdivision of an existing detached dwellinghouse into two separate flats and for the installation of two windows located on the south side elevation of the dwellinghouse. APPROVED 23/8/2019

07-00465-FUL (070092) - Change of use from commercial to residential and change to frontage Approved June 2007

07-01192-FUL (071043) - Change of use from existing domestic property to day care centre for up to 40 children under 5 years old on the ground floor WITHDRAWN 18 December 2007

90-00654-FUL (900934) - Construction of a first floor extension at the rear REFUSED 24 October 1990

91-00153-FUL (910800) - Discharge of conditions CONDITIONS DISCHARGED 10 February 1992

91-00699-FUL (911045) - Erection of first floor extension to create three bedrooms to self-contained flat above. APPROVED 6 September 1994

92-00271-FUL (920161) - Insertion of two dormer windows to front elevation APPROVED 30 April 2019

Consultation Responses:

Internal:

None Applicable.

External

No comments received at time of writing.

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

- CC1 Presumption in favour of sustainable development
- CC2 Sustainable design and construction
- CC3 Adaption to climate change
- CC5 Waste minimisation and storage
- CC6 Accessibility and the intensity of development
- CC7 Design and the public realm
- CC8 Safeguarding amenity
- CC9 Securing infrastructure
- EN15 Air quality
- EN16 Pollution and water resources
- H1 Provision of housing
- H2 Density and mix
- H3 Affordable housing
- H5 Standards for new housing
- H9 Residential conversions
- H10 Private and communal outdoor space
- TR1 Achieving the transport strategy
- TR3 Access, traffic and highway-related matters
- TR5 Car and cycle parking and electric vehicle charging

Supplementary Planning Guidance/Documents

- SPD - Sustainable Design and Construction (2019)
- SPD - Parking Standards and Design SPD (2011)
- SPD - Affordable Housing Provision (adopted 2013)

Appraisal

Principle of development:

This most recent application does not seek to change the nature of the proposal, simply an amendment to the conditions relating to BREEAM. Since the determination of the previous application, there has been a change in the relevant Local Plan, however the policies relating to this type of development have not. Therefore the principle of development remains acceptable.

BREEAM

Policy CC2 of the Reading Borough Local Plan and the Sustainable Design and Construction SPD require all development to be designed to use energy, water, minerals, materials, and

other natural resources appropriately, efficiently and with care and take account of the effects of climate change. As such, all development are required to meet BREEAM requirements. For minor residential development this would include a 'Very Good' BREEAM standard.

In this instance, the relatively minor nature of the works to the internal building would possibly result in an overly onerous undertaking for limited benefits in a full BREEAM assessment. The applicant has detailed the following enhancements to address the requirements of policy CC2:

- any new glass and external doors to highest efficiency rating glass
- extra insulation in floors and roof to increased efficiency
- centralised heating and hot water systems making the properties highly efficient to run
- LED lighting with PIR sensors where possible to keep energy usage to a minimum
- latest energy efficient appliances installed
- brand new highly efficient boiler fitted
- no baths fitted only showers which are more efficient and with efficient new shower heads fitted
- high flow rate energy efficient bathroom air ventilation fitted to all bathrooms
- thick energy efficient underlay used and new carpet in all carpeted areas.

The proposed enhancements are considered acceptable in addressing the requirements of policy CC2.

Conclusion

On the basis of the above, and in light of any other material planning considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant the variation subject to all conditions previously attached to planning permission 190869 with the deletion of condition 4 and variation of wording of condition 5.