

DELEGATED APPLICATION REPORT

Target Date: 30/07/19

Application No: 190797/FUL

Address: 133 Caversham Road, Reading

Proposal: External alterations to add a new door from Swansea Road

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The site relates to an A1 (retail) unit located on the Southern side of Caversham Road. The A1 unit is currently accessed from Caversham Road, and the flat above is accessed from Swansea Road.

2. Proposal

The proposed development includes the construction of an additional door from Swansea Road.

3. Internal Consultations

RBC Transport Development Control

No objections.

4. External Consultees

Letters were sent to all adjoining properties on 6 June 2019, no responses have been received.

5. Relevant Planning History

App No.	Description	Outcome
992212/CLE (99-419-CLE)	CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE FOR STORE/WORKSHOP TO THE REAR OF 133 CAVERSHAM ROAD, READING	Permitted
161036/RPA	Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1) to a use falling within Class C3 (Dwellinghouses), and for Associated Operational Development under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part	Prior approval notification - Approval

	3, Class M	
172198	Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings(Class B8) and any land within its curtilage to 1 bed residential dwellinghouse (C3) Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2,Part 3, Class P	Withdrawn
190871	Change of from retail (A1) to 2 x 1 bed dwelling (C3). Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning(General Permitted Development) (England) Order 2015 (as amended).	Under Consideration
191141	Change of use of (building) (ground and first floors) (second floor only) from Class A1 (shops) to C3 (dwellinghouses) to comprise (1 x 2 bed and 3 x 4 bed flats etc). Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).	Under Consideration

6. 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.

7. 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 Local Development Framework 'Core Strategy' 2008 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2019 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).

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1	Sustainable construction and design
CS2	Waste minimisation
CS7	Design and the public realm
CS10	Location of employment development
CS12	Maintaining a variety of premise
CS13	Impact of employment development

CS20	Implementation of the Reading transport strategy (local transport plan 2006-2011)
CS35	Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1	Presumption in favour of sustainable development
DM1	Adaptation to climate change
DM12	Access, traffic and highway-related matters

9. Appraisal

The main issues are considered to be:

- Principle of development
- Design
- Flooding

Principle of development

The proposed development does not result in any change of use of the premises, and as such, the principle of external change is considered acceptable in principle subject to all other material considerations outlined below.

Design

The proposed development would create 1 x new doorway at the same height and width as the existing doorway fronting Swansea Road. Policy CS7 requires that design be of a similar scale and appearance commensurate of the area in Reading in which it is. In this instance, the works are considered minor, and would be of a similar scale and appearance to that of the existing door in the same elevation.

Flooding

The applicant has not submitted a flood risk assessment in this instance. Due to the nature of the works it is not considered necessary to provide a flood risk assessment in this specific instance. Additionally, the proposed door would provide a second entrance to the A1 use to an area with lower probability of flooding than the existing front entrance.

CIL

The applicants supporting CIL form has identified the proposal would not be CIL liable. This is agreed by the LPA.

10. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation

GRANT

11. Conditions:

1. Time limit
2. Approved plans
3. Materials to match existing