

DELEGATED APPLICATION REPORT

Target Date: 28/01/2020

Application No: 191921/FUL

Address: One Forbury Square, Forbury Square, Reading, RG1 3BB

Proposal: Replacement of existing glazed doors to the front elevation by reinstatement of the curtain walling system. Removal of part of the decorative steelwork to give the building a symmetrical look.

Case Officer: David Brett

Applicant: Mr Wood

Date received (valid from): 03/12/2019

1. Site Description and Surrounding Area

The proposal site is situated in the town centre of Reading, near Forbury Gardens, opposite the Forbury Hotel. The area surrounding the proposal site comprises of a large public square, office buildings and a hotel. The area outside of the proposal site provides access to neighbouring office buildings and Forbury Gardens.

2. Proposal

The proposal is seeking the replacement of existing glazed doors to the front elevation by reinstatement of the curtain walling system. Removal of part of the decorative steelwork to give the building a symmetrical look.

3. Internal Consultations

Reading Borough Council Conservation Advisory Committee

No responses have been received.

4. External Consultees

The Forbury Hotel, 26 The Forbury
Davidson House, Forbury Square, The Forbury

No responses have been received.

5. Plans/Documents Considered

The agent supplied the following plans:

- Site Block Plan - 8110 - PL-01
- Proposed Ground Floor Alterations - 8110 - PL-06
- Proposed Front Elevation Alterations - 8110 - PL-07

These plans were received on 3rd December 2019

6. Relevant Planning History

None

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

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

Reading Central Area Action Plan to 2026 (2009)

- RC5: Design in the Centre
- RC10: Active Frontages
- RC14: Public Realm

7. Appraisal

The main issues considered in this proposal are as follows:

- Architectural Detail and Materials
- Character and Appearance
- Accessibility

7.1 Architectural Detail and Materials

It is considered that the proposed removal of door DDG-20 (featured on Proposed Ground Floor Alterations 8110-PL-06 provided) will in fact increase the overall symmetry of the front elevation of One Forbury Square. The removal of existing framework also contributes favourably to the overall appearance of the front elevation, removing unnecessary clutter from this elevation.

7.2 Character and Appearance

It is considered that this proposal would not have a significant impact on the character and appearance of both the surrounding area, and One Forbury Square. The proposals also do not represent a loss of amenity to the surrounding area.

7.3 Accessibility

It is considered that this proposal will not hinder movement or cause unnecessary safety risk in regard to accessibility and mobility.

8. 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

9. 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:

- Site Block Plan - 8110 - PL-01
- Proposed Ground Floor Alterations - 8110 - PL-06
- Proposed Front Elevation Alterations - 8110 - PL-07

These plans were received on 3rd December 2019

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.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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.

10. 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.