

DELEGATED APPLICATION REPORT

Target Date: 28/03/19

Application No: 181908/FUL and 181909/LBC

Address: 26 & 28 Southampton Street, Reading

Proposal: Change of use from a B1(a) to residential in the form of a x 1-bed house, 1 x 1-bed and 1 x 2-bed flats, and associated works.

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The site relates to is the land and buildings associated with 26 & 28 Southampton Street, Reading, which is located on the western side of Southampton Street, at the corner of Mundesley Street which abuts the inner distribution road (IDR). The site currently contains a two and a half storey building attached to a two storey building. It is currently in use as part B1(a) offices. The buildings are both Grade II listed buildings, the listing details are as follows:

26 Southampton Street:

SOUTHAMPTON STREET 1. 5128 (West side) No 26 SU 7172 NE 4/231 II 2. Early C19. 2 1/2 storeys altered. Grey brick headers with red brick dressings and quoins. Cogged eaves cornice to tiled roof. Right hand part of house original with 1 window, tripartite casement, segment headed on Ground floor and mansard roof with end chimney and dormer. Left hand part may be a C20 rebuild with slight break: 1 range of windows, 3 light casement on ground floor and a 5 light, probably reused, oak mullion casement on 1st floor; also parapet with cogged cope, no attic. To left it is treated like No 28. The garden railings are cast iron arrow head with patterned bars to gate.

26 Southampton Street:

SOUTHAMPTON STREET 1. 5128 (West Side) No 28 SU 7172 NE 4/574 II 2. Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17.

Within the setting of the listed building is an area of hardstanding previously utilised for carparking to the rear, and to the front is a low height cast iron fence, with a footpath and gate leading from Southampton Street. The site is located in close proximity to Reading Town Centre and The Oracle shopping centre. The site fronts Southampton Street, and is on for all intents and purposes on the corner of the IDR. The buildings are in a reasonable physical state of repair externally and internally.

2. Proposal

This proposed development is for the change of use of the building from B1(a) (offices) to 3 x C3 (dwellinghouses) consisting of 1x 1-bed house and 2 x 2-bed flats. and the proposal would require a number of internal alterations to facilitate the change, as well external changes to the landscaping including the creation of a private garden for the 1-bed house, and a shared garden area for the 2-bed flats.

3. Internal Consultations

RBC Transport Development Control

No objections subject to conditions.

RBC Environmental health

No objections subject to conditions.

RBC Environmental protection (trees)

No objections subject to conditions.

RBC Waste

No objections

4. External Consultees

Neighbours

A site notice was displayed at the site, and all adjoining properties were notified by letter. No responses have been received at the time of writing

5. Relevant Planning History

120352/FUL (12-00258-FUL) - Change of use of premises to either office (B1) or chiropractor's surgery (D1)

160318/FUL - Use of suite 1 as either office (B1) or Chiropractor's Surgery (D1).

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') 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).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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

CS4	Accessibility and the intensity of development
CS5	Inclusive access
CS6	Settlement boundary
CS7	Design and the public realm
CS20	Implementation of the Reading transport strategy (local transport plan 2006-2011)
CS24	Car/ Cycle Parking
CS25	Scale and location of retails, leisure and culture development
CS33	Protection and enhancement of the historic environment
CS34	Pollution and water resources
CS35	Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1	Presumption in favour of sustainable development
DM1	Adaptation to climate change
DM4	Safeguarding amenity
DM12	Access, traffic and highway-related matters
DM14	Impact of main town centre uses
DM15	Protection of leisure facilities and public houses

Supplementary Planning Documents

Revised parking standards and design (2011)

9. Appraisal

The main issues are considered to be:

- Principle of development
- Listed building consideration
- Permitted development rights
- Flood Risk assessment
- Environmental health matters
- Transport matters
- Sustainability
- CIL

Principle of development

The NPPF (2018) states that LPAs “*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value... and give substantial weight to the value of using suitable brownfield land within settlements for homes*”. As such, it is considered that the use of the site for housing would be acceptable in principle subject to all other material considerations.

In land use terms, the loss of a part B1(a) (office), in accordance with policy CS11 the loss of employment land would be where located within core employment areas would should not be permitted. The proposed development is not located within the core employment area, and is therefore considered acceptable in this regard.

Therefore, the principle of the redevelopment of the site for residential development is considered acceptable subject to the other material planning considerations below.

Listed building considerations

An application for Listed Building Consent for any physical internal/external (which impact on the fabric of the building) changes has been submitted in tandem with the application for the change of use of the premises.

The change of use does not require changes to the façade. The key internal changes include:

- Removal of small portions of internal partition walls;
- Construction of additional walls to separate flats internally;
- New works to convert to residential including new kitchens, doors, W.C's etc.
- Secondary internal glazing to front facing windows

Internally the building has been converted from its original use as residential to facilitate current B1(a) office use but retains internal layout and detailing of architectural and historic interest

Overall, the changes to the building are considered minimal, and are considered acceptable subject to conditions relating to materials.

Permitted development rights

As the premise is a listed building, such a building would not benefit from any permitted development rights under Part 3, Class O, of the GPDO (2015, as amended). As such no restrictions of permitted development rights are considered necessary.

Flood Risk assessment

The applicant has demonstrated that the proposed development would meet the Environmental Agency's requirements for development within a flood zone. A condition is recommended to ensure the recommendations of the FRA are implemented.

Environmental health matters

The site is located within close proximity to the IDR, and is directly fronted by a busy intersection with consistent queuing traffic. As such, there are concerns over the acceptability of residential uses within close proximity to poor air quality and a source noise.

The applicant has submitted sufficient information to demonstrate that the proposed development would meet internal noise and air quality requirements, including non-opening windows and alternative ventilation secured by suitably worded conditions.

Additionally, concerns regarding: noise between residential properties, contaminated land, and construction and demolition noise are reasonably managed via condition.

Transport matters

The proposed development would result in the loss of 1 car parking space to facilitate private garden space for the proposed development. The revised parking layout demonstrated 3 vehicle parking spaces, three secure bicycle parking facilities and bin storage can be accommodated to the rear of the site. Subject to conditions securing the implementation of the above, the development is considered acceptable in this regard.

Sustainability

Policies CS1 and CS2 of the Core Strategy state that new developments will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials appropriately and efficiently. Developments should also demonstrate measures to minimise the generation of waste in the construction, use and life of buildings, and promote more sustainable approaches to waste management.

A sustainability statement has not been submitted as part of the application. Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD also

seeks that the proposal should comply with BREEAM Level of 'Very Good'. A condition shall be attached to the planning permission to require a pre-commencement estimator and a post construction BREEAM certificate to be submitted demonstrating that this level has been met.

CIL

The buildings have been in use for 6 months of the last 3 years, and the proposal does not include any additional floor space and as such is not CIL liable.

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.

11. Recommendation

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