

DELEGATED APPLICATION REPORT

Target Date: 25/10/19

Application No: 191422/FUL

Address: Crossway Point, Norwood Road Reading, RG1 3LF

Ward: Park

Proposal: The replacement of the existing high level wall cladding and cladding to the eaves detail with new non-combustible cladding

Case Officer: James Schofield

1. SITE DESCRIPTION AND CONTEXT

The development site relates to an existing block of apartments south of Norwood Road and north of King's Road near the intersection of King's, London and Wokingham Roads. Vehicular access and parking is via Norwood Road which runs parallel to King's Road. The apartments are a visually prominent part of the streetscene of King's Road. Sixteen individual trees and groups of trees are identified in a Tree Preservation Order (TPO: 139/001) immediately south of and frequently abutting the building. The apartment building has a post-modern architectural style with sweeping curved rooflines, glass wall stairwells facing the street, glass sliding doors to balconies with steel and glass railings, large windows, forward lower elevations in white render, main elevations in red render, rendered elevations banded between each storey in grey and uppermost floors clad with silver coloured aluminium panelling.

2. PROPOSAL

The proposed development pertains to the replacement of the aluminium cladding on the uppermost floors with new metallic silver/grey non-combustible cladding. The specific product is ROCKPANEL FS-Xtra 9 mm Metallics A2 Aluminium Grey and ROCKPANEL FS-Xtra 9 mm finish Protect Plus Aluminium Grey.

3. CONSULTATION

Neighbours

Consultation letters were sent to residents of the apartment building, the adjoining properties, and a site notice was displayed from 11 September 2019. No comments have been received in relation to the proposed development.

Royal Berkshire Fire and Rescue Service

No response was received by the determination date.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following, received on 27 July 2018

Drawing No. 1920-101748-001 - Site Location Plan

Drawing No. 1920-101748-002 - Site Layout Plan

Drawing No. 1920-101748-003 - Existing Elevations Sht 1 of 3

Drawing No. 1920-101748-004 - Existing Elevations Sht 2 of 3

Drawing No. 1920-101748-005 - Existing Elevations Sht 3 of 3

Drawing No. 1920-101748-006 - Proposed Elevations Sht 1 of 3

Drawing No. 1920-101748-007 - Proposed Elevations Sht 2 of 3

Drawing No. 1920-101748-008 - Proposed Elevations Sht 3 of 3

Declaration of Performance No. 0764-CPR-0240 - UK - vs01

Rockpanel Metallics A2

Drawing No. Detail 2-200B Junction vertical joint onto aluminium rails

Drawing No. Detail 2-201B External corner detail on aluminium

Drawing No. Detail 2-300 horizontal section ROCKPANEL cladding onto aluminium in junction to a window frame

5. RELEVANT PLANNING HISTORY

190214 - Works to a Tree subject to a TPO. Permitted 27/2/2019.

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. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS7 (Design and the Public Realm)

CS38 (Trees, Hedges, and Woodlands)

8. APPRAISAL

8.1 Principle of development

The application seeks permission to replace the existing high level wall cladding and cladding to the eaves details with new metallic silver/grey non-combustible cladding. No change of use is proposed. Such works are supported in principle by Policy CS7 (Design and the Public Realm) of the Core Strategy (2008) subject to a number of criteria ensuring the effects of the development are not harmful, and does not result in damage to the protected trees which would be contrary to CS38 (Trees, Hedges, and Woodlands). This will be considered in more detail in the following sections.

8.2 Design and the Public Realm

Policy CS7 of the Core Strategy (2008) states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

The proposal is to replace existing metallic silver/grey cladding with visually similar materials which are intended to improve the first safety of the building. The design of the proposed recladding is not considered to result in any material harm to the immediate character or appearance of the building or the area and thereby accords with Policy CS7 of the Core Strategy (2008).

8.3 Protected Trees

Policy CS38 of the Core Strategy (2008) states that designated trees and groups of trees will be protected from damage or removal. While the proposal does not directly seek permission to alter or remove any of the trees subject to TPO 139/001; it is considered that damage could reasonably result from activity associated with the proposed works. As such, it is recommended that an arboricultural report including a method statement/protection plan be included as a pre-commencement condition.

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

1. Standard time limit
2. AP1 To plans and material specifications
3. L6A Arboricultural method statement needed

Informatives

1. IF6 Building Control
2. IF5 No tree works are approved
3. IF7 Complaints about construction
4. IF3 Highways