

DELEGATED APPLICATION REPORT

Application No: 190269/FUL

Address: 10 Southern Court, South Street, Reading, RG1 4QS

Proposal: Creation of new ground floor door openings to flats, plus minor alterations to fenestration in eastern elevation.

Case Officer: Anthony Scholes

Target Date: 11/04/19

1. Site Description and Surrounding Area

The application site comprises a three storey former office building located on the south side of South Street close to the junction with East Street (to the west) which was granted prior approval for the conversion from B1(a) offices to 16 x residential units in C3 (dwellinghouse) use, although at the time of visiting the site, the prior approval appeared to be unimplemented. The application site is not listed, nor in a conservation area.

2. Proposal

The proposed development includes external alterations required to facilitate the internal arrangement of the proposed flats. Specifically, the proposal seeks to alter the rear elevation to include two addition doorways to access ground floor flats to the rear, the retrospective removal of the existing air conditioning units to the rear elevation additional vents to the rear elevations, and a replacement window within the side elevation serving two flats (splitting the window into two separate openings).

3. External Consultees

Neighbours

A site notice was displayed on the on 1 March 2019, the publicity period ended on 29 March 2019. No objections were received.

4. Plans/Documents Considered

The agent supplied the following, received on 15 February 2019

Drawing No. 2747/002/P1 - Existing plans

Drawing No. 2747/004/P2 - Proposed plans and sections

Drawing No. 2747/003/P3 - Site location plan

Drawing No. 2747/004/P4 - Existing and proposed elevations

5. Relevant Planning History

182027/OPA - Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 16 Residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

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).

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2012;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1 Sustainable construction and design

CS2	Waste minimisation
CS5	Inclusive access
CS6	Settlement boundary
CS7	Design and the public realm

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1	Presumption in favour of sustainable development
DM1	Adaptation to climate change
DM4	Safeguarding amenity

9. Appraisal

The main issues are considered to be:

- Design Considerations
- Other matters

Design considerations

Policy CS7 requires that all development must be of high quality design which maintains the character and appearance of the area. The proposed development would make minor alterations to the side and rear of the existing building. The bulk of the work (inclusion of two doors to the rear of the property) would not be visible from the public realm. The replacement side window would be of a similar appearance to that of the existing situation. As such, it is considered that the works proposed would not have a significant detrimental impact on the character and appearance of the area, and would comply with local plan requirements.

Other Matters

The proposal seeks changes to the external façade only and as such is not liable for the Community Infrastructure Levy.

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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12. Conditions:

1. Standard time limit
2. Approved plans
3. Material to match