

DELEGATED APPLICATION REPORT

Target Date: 11/12/19

Application No: 191580/FUL
Address: 59 Trafalgar Court, Southcote Road, Reading, RG30 2EN
Ward: Minster
Case Officer: James Schofield
Proposal: Construction of external staircase to provide alternative means of escape from upper floors.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a lawn adjacent to a block of flats 59 Trafalgar Court, a car park and railway line.

2. PROPOSAL

The application seeks planning permission for the installation of a cycle rack.

3. CONSULTATION

Neighbours

A site notice was displayed receiving no comments in relation to the application.

4. PLANS/DOCUMENTS CONSIDERED

The applicant supplied the following:
Location Plan OSGridRef: SU69997270
Site Location Plan - redline
Sample image
Received on 30 September 2019

Manufacturers specifications (a higher resolution of the same image was downloaded by the planning officer from the link provided by the applicant and confirmed by the applicant to be correct and desired image)
Received on 6 December 2019

5. RELEVANT PLANNING HISTORY

None relevant.

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 Plan (adopted 2019):

CC7: Design and the Public Realm

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and the Green Network

8. APPRAISAL

8.1 Principle of development

The application seeks planning permission for the installation of a cycle rack. No change of use is proposed. Such works are supported in principle by policies of the Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of the development are not harmful. This will be considered in more detail in the following sections.

8.2 Character

Policy CC7 of the Reading Borough Local Plan (2019) requires development to 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 appearance of the proposed cycle rack would be modern and functional; the adjacent flats employ modernist architecture. The design of the cycle rack is not considered to result in any material harm to the immediate character or appearance of the building or the wider area. As such, the proposal is considered to comply with Policy CC7 of the Local plan 2019.

8.2 Access and Sustainability

The development results in the creation of cycle storage. Cycles were observed throughout the adjacent blocks of flats and some could be seen stored in public stairwells. The local plan seeks to encourage more sustainable transport and better cycle parking. The proposal is considered to support the objectives of Policy TR3 of the Reading Borough Local Plan (2019).

8.3 Biodiversity

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements.

The development site is a section of grass adjacent to a car park and not deemed to have significant ecological value; as such the proposal is not considered to result in a net loss of biodiversity. The development is not considered to comply with the aspirations of Policy EN12 part 'b' as it does not seek to provide a net gain for biodiversity; however a demand to include such measures would not be proportional to the scale of the proposal.

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. AP1 Approved Plans
2. TL1 Standard Time Limit
3. M3 Materials (as specified)

Appendix

Site Photos as of the 3rd of December 2019.

