

Planning statement in respect of Rabbit Vehicle Hire Ltd 14 Wolsey Road, Caversham Reading RG4 8BY

1.0.0. History

Planning application ref. 161571 was approved on 20 January 2017 for the demolition of existing buildings to be replaced with two porta cabins.

The conditions were as follows;

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development/building(s) shall be undertaken only in accordance with the following approved plans:

8305-PL-01 1:1250 Location Plan received 22/8/16

8681-PL-05 Rev. C Proposed Ground Floor received 16/1/17

8681-PL-06 Rev. B Block Plan received 7/12/16

8681-PL-07 Rev. C Proposed Elevations received 16/1/17

8681-PL-08 Rev. C Proposed Roof Plan received 16/1/17

8681-PL-10 Rev. C Street Scene

Reason: to ensure the development proceeds in accordance with the approved plans and details.

3. The external materials to be used for the external surfaces of the portcabin buildings hereby permitted shall be a Weber render, colour: cream. In addition, the plans indicate that the top of the wall on the Wolsey Road elevation shall be cut off/reduced to the height indicated, the pedestrian doorway inserted and made good and painted/retained in painted white brick.

Reason: to ensure the new buildings and adjusted boundary wall match existing and are suitable within the streetscene.

Policies: CS7

4. Demolition and construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this planning permission.

Policies: DM4, DM12

5. The demolition of the building hereby permitted shall not involve any demolition/excavation below ground (slab) level.

Reason: as the ground may be contaminated due to past uses of the site.

Policies: CS34

6. The development hereby permitted shall be carried out in all respects in accordance with the submitted Flood Risk Assessment (FRA) letter from Peter Brett Associates dated 6/1/17. The floor level of the portacabin buildings shall be set no lower than 250mm above ground level.

Reason: to prevent additional risk of flooding to the property and buildings, which is located within Flood Zone 2.

Policies: CS35

7. Cleaning/valeting of vehicles shall only be associated with the vehicle hire use of the site and shall only be undertaken within the cleaning bay, as indicated in the approved plans in Condition 2 above. Cleaning of vehicles shall be undertaken with hand tools, vacuum cleaners and pressure-washers only and no fixed equipment is approved by virtue of this planning permission.

Reason: in order for the Local Planning Authority to control noise break-out from such activities, in the interests of the residential amenities of nearby properties.

Policies: DM4

8. No machinery shall be operated, no vehicles shall be prepared or operated out and no deliveries taken at or dispatched from the site outside the hours of 8.30am to 6pm Mondays to Fridays, 8.30am to 1pm on Saturdays and not at any time on Sundays or Bank Holidays.

Reason: to protect local residents from unreasonable disturbance arising from the use.

Policies: DM4

9. The site shall not be used for major repairs, panel beating or paint spraying.

Reason: as this planning permission involves the removal and no re- provision of suitable covered buildings to shield such activities and to ensure that the operation is not unduly harmful to the amenities of neighbouring properties.

Policies: DM4

The works were carried out in 2017 but varied from PL-05 Rev C in that the porta cabin has been sited in the south west corner where the washing/cleaning area was shown. The area of boundary wall in front of this area has been removed & a green Jacksons metal fence erected just behind the footpath as shown on the plan.

The washing & cleaning areas are in the north east of the site.



The photo above shows the new fencing directly in front of the porta cabin.

The reasoning behind this change;

Rabbits Vehicle Hire Ltd have an ongoing issue with people parking at 90° to the boundary, when cars are parked in the fashion it blocks the footpath as I have shown in the photo below.

Rabbits do not encourage this type of parking, this is shown as an example & is made much worse if the boundary wall had been left in place.



I think one would agree that the presence of the green Jacksons fencing erected directly behind the footpath is not unpleasant aesthetically & stops any parking over the path.

This must be a major plus for pedestrian safety & tidies up the street scene.

Siting the Porta Cabin in this position is much safer than where approved adjacent to the vehicular access into the site & gives a clear area for the vehicles to enter & turn around.

The applicant when undertaking the works, did not realize that altering the position of the porta cabin & moving the fence forward would cause any planning issues. They were looking at it in purely safety & business terms.

The site is well managed & very tidy.

The directors have provided me with this statement ;

Amendment to Layout

Unfortunately, we had no option but to amend the location of our new office when installing the modular building. The fencing on the original plans was also moved out a little further to the pavement. The reason for this is that in the last few years, despite putting clear “NO PARKING” signage up, we simply have not been able to stop the general public parking outside the front of our property, particularly at weekends when they require quick walking access to the river, Caversham and Reading town centre. When they did this, the vehicles overhang the pavement, meaning pedestrians had to step out into the road which was obviously a risk. The fencing position now means that people cannot park outside our building and we have received praise from local residents and passers by.

Conclusion;

The site has an established use for the car rental business, Rabbits Vehicle Hire Ltd is run by Local people successfully for many years on this site.

They know their business very well & have adapted to the changing demands having regard to the local residents.

This revised layout works well for them & the locals who can now walk safely on the path adjacent to the site. Aesthetically, the colour & design of the fencing does not detract from the local character bearing in mind the mixed use in the road.

For the above reasons, I would ask the Council to approve the alterations.

