

DELEGATED APPLICATION REPORT

Target Date: 3/07/19 extended to 1/8/19

Application No: 190453/FUL

Address: Unit B, 5 Boulton Road, Reading, RG2 0NH

Proposal: Creation of additional Class B1(b) floor space through the creation of additional mezzanine floor. External alterations including additional windows and external extract ducts. (amended description agreed with agent).

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The site relates to a large industrial building which is part of a larger industrial site. The building currently contains a mixed use (part B1(b) industrial processes and part B8 storage and distribution)

2. Proposal

The proposal would also involve internal alterations to increase the amount of useable space within the building with more laboratory B1(b) space within a newly created mezzanine floor. The proposed development will retain the existing amount of B8 storage and distribution space within the building. The proposed development also includes external alterations to the South side of the building including four additional windows, and the installation of six ventilation ducts on the Eastern elevation.

3. Internal Consultations

RBC Transport Development Control

No objections.

Environmental health

No objections, subject to conditions.

4. External Consultees

All neighbouring properties have been notified by letter. No objections received.

5. Relevant Planning History

01/00305/OUT - Outline planning permission for the erection of two buildings, one for warehousing and distribution (Use Class B8); and the other for business (Use Class B1) and warehousing and distribution (Use Class B8) APPROVED SUBJECT TO LEGAL AGREEMENT

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') 2019 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 2019;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1	Sustainable construction and design
CS2	Waste minimisation
CS7	Design and the public realm
CS10	Location of employment development
CS12	Maintaining a variety of premise
CS13	Impact of employment development
CS20	Implementation of the Reading transport strategy (local transport plan 2006-2011)

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1	Presumption in favour of sustainable development
DM1	Adaptation to climate change
DM12	Access, traffic and highway-related matters

9. Appraisal

Principle of development/design considerations

The Council's LDF Core Strategy Policy CS12 maintaining a variety of premises requires that maintain or enhances the type and size of units within the Borough, in particular the overall level of start-up and grow-on space should be maintained and, where possible increased. The proposal would result in the increase in size of a commercial industrial unit to allow the current occupant additional space to expand. As such, it is considered that the increase in size would not affect the supply or variety of employment space within the Borough. Therefore the principle of the development is acceptable.

Additionally, the original approval (as mentioned above) was accompanied by a section 106 legal agreement that required the maintenance of no less than 30% of the use to be within the B8 storage and distribution use class. The proposal would maintain the existing supply and division within the site, being 70% B1(c) industrial processes and 30% B8 storage and distribution and a condition is recommended to restrict permitted development rights for the change of use from B8 to B1.

The existing building is not considered to be of particular architectural merit. There is no in-principle objection to the additional windows to the Southern elevations, and the addition of ducts to the Eastern elevation.

Environmental impacts

The site is located on a site which previously contained a land fill. As such there is potential for contaminated land. The current proposal does not include any ground works, as such would not have the potential to disturb ground conditions.

The EHO requested a pre-commencement condition to manage the development phase which would appear reasonable and has been agreed by the agent.

CIL

The applicants supporting CIL form has identified the proposal would not be CIL liable. This is agreed by the LPA.

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.

Recommendation

GRANT