

DELEGATED APPLICATION REPORT

Address: 25 King St, Reading, RG1 2HE

Application No: 172215/FUL

Proposal: First floor rear extension and associated fenestration works

Applicant: Sahana Enterprises Ltd

Date received (valid from): 13/12/17

Target Decision date: 07/02/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site is mid-terrace Victorian basement and four-storey building located on the south side of King Street, at the junction with Duke Street (to the east) and part of the Jacksons Corner crossroads junction. The building is occupied by Jacobs jewellers at basement, ground and first floor level and separately accessed (from the neighbouring site) hotel accommodation on the upper two floors). High level signage refers to the building as Douglas Jacobs House. To the west is Kings Walk, beyond which is the heart of the town centre.
- ii. The application site is located within Market Place / London Street Conservation Area, with the statement specifying:

Jacksons Corner is a spacious cross-roads where curved late 19th century corner buildings such as 1-9 King's Road (Jacksons) and 2 Duke Street/25 King Street (Jacobs) have been designed to take account of their prominent location.
- iii. Although not listed, the building is identified as a building of townscape merit in the conservation area appraisal, as are both neighbouring buildings. The high level projecting clock on the front of the building is also identified within the appraisal as being a feature which enhances the conservation area.
- iv. The rear of the site is landlocked with the rear of other buildings (e.g. Quality Hotel on Duke Street), although the Holy Brook also runs immediately to the south of the site. Despite this, the application site is located within Flood Zone 1 (albeit flood zones 2 and 3 are within 25m of the site).
- v. The site is subject to the following further site constraints / designations:
 - Inside the primary shopping area (RC6)
 - Active frontage (RC10)
 - Inside the central core (RC6)
 - Within an area with archaeological potential (DM19)
 - Within an Air Quality Management Area (DM19)
 - Within a British waterways consultation area (CS8) (for EIA and major developments only)
 - Within a smoke control zone

2. The Proposal

- i. Full planning permission is sought for a first floor rear extension and associated fenestration works at the building. More specifically, it is proposed to construct a link roof at first floor level to form an access corridor into the existing loft room. The roof will link the gap that currently exists between the main building and loft room. The proposed access corridor will extend from

the existing stair landing within the main building at first floor level into the loft room. The proposed access corridor will create approximately 2m² of additional floor space and will facilitate the use of the loft room. As a result of the works an existing stair window will be modified and the agent clarified during the officer site visit that redundant externally located plant (in the area where the link extension is proposed) would be removed.

- ii. Furthermore, it is proposed to reinstate the original window openings within the space which are currently blocked up. The applicant has confirmed that the proposed window facing east, toward the rear of the buildings fronting Duke Street will be fixed shut to 1.8m above finished floor level and the windows will be fitted with obscured glass to prevent overlooking. Two rooflights are also proposed to serve the newly created first floor space.
- iii. The space created for use at first floor level will be used as office accommodation ancillary to the existing Class A1 use (Jacobs Jewellers). Accordingly, the existing ground floor office accommodation at the rear of the building will be able to be used for retail purposes (as specified within the plans), thereby increasing the retail floorspace at the unit.
- iv. During the course of the application a CMS was submitted to overcome the requirement for any pre-commencement conditions being included.

3. Consultation

- i. **Public Consultation**
4 neighbours were individually consulted by letter on 05/01/18. Reading CAAC was formally consulted on 05/01/18. A site notice was displayed at the site from 08/01/18, expiring on 29/01/18. A press notice was published on 11/01/18, expiring on 01/02/18. No responses have been received.

ii. Internal Consultation

RBC Transport - Initial comments

Given the small nature of the works, there are no transport objections to the proposal. However, as the site is located in a prominent location in the town centre, it is suggested that a Construction Method Statement is submitted. All works must be undertaken in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading."

Conditions

CO2 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding around the site
- any footpath closures or road closures needed during construction

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

Informatives

IF3 Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

RBC Transport - comments following submission of CMS

I have reviewed the CMS submitted and it is acceptable for the scale of development proposed.

I would therefore suggest the following compliance condition.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

4. Plans & Documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

17.25-100 - Site Location Plan

17.25-110 - Site / Block Plan - Existing
17.25-111 - Ground Floor Plan - Existing
17.25-112 - First Floor Plan - Existing
17.25-113 - Second Floor Plan - Existing
17.25-114 - East Elevation - Existing
17.25-115 - South Elevation - Existing
17.25-116 - North & South Elevations - Existing
17.25-117 - Section X-X - Existing

17.25-120 - Site / Block Plan - Proposed
17.25-121 - Ground Floor Plan - Proposed
17.25-122 - First Floor Plan - Proposed
17.25-123 - Second Floor Plan - Proposed
17.25-124 - East Elevation - Proposed
17.25-125 - South Elevation - Proposed
17.25-126 - North & South Elevations - Proposed
17.25-127 - Section X-X - Proposed

All received on 11/12/17

Letter from Spries Architects Ref JCGS/17.25/3.1 dated & received 11/12/17

Construction Method Statement Ref 17.25-CMS1 by Spires Architects dated and received 29/01/18

5. Relevant Planning History

041020 - New timber shopfront to proposed jewellery shop. Granted 13/1/2005.

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 Guidance

- i. 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) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

- ii. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- iii. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- iv. 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

- i. The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS25 Scale and Location of Retail, Leisure and Culture Development
CS26 Network and hierarchy of centres
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources

Reading Centre Area Action Plan (2009)

RC5 Design in the Centre
RC6 Definition of the Centre

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding amenity
DM12 Access, Traffic and Highway Related Matters
DM19 Air Quality

Other relevant documents/guidance

Market Place / London Street Conservation Area Statement

9. Appraisal

- i. The main issues are considered to be:
 - Land use
 - Design
 - Amenity
 - Other matters
- ii. Land use

The proposed works will facilitate the relocation of the existing ancillary office space from ground to first floor level, freeing up additional retail floorspace at ground floor level. This is welcomed and raises no in-principle land use concerns, complying with the central area action plan objectives.

iii. Design and impact on the character of the surrounding area

The proposed first floor link extension is considered to comprise a modest addition to the building, facilitating the more intensive use of the building by bringing the existing loft space into use. There is no increase in height of the existing rear addition, with the only changes being two rooflights and obscure glazed windows (within an existing opening on the east elevation). The application form specifies materials would match those existing, which will be secured via condition. The addition would not be visible from the public realm, with glimpsed views only possible from rear elevation windows of existing nearby buildings. With the above in mind the proposals are considered appropriate in design terms, preserving the character and appearance of the conservation area at this point and arguably enhancing it by bringing into more active use the existing rear addition (with the provision of fenestration enlivening presently blank facades). Nor is the proposal considered to result in harm to the setting of nearby heritage assets. With the above in mind the proposal is considered to comply with policies CS7, CS33 and RC5.

iv. Amenity

The proposed addition is not considered in itself to result in the loss of amenity to existing/future occupiers of the adjoining units. The applicant has specified on the plans that the windows created would be obscure glazed / fixed shut up to 1.8m (from floor level), which would prevent overlooking to nearby hotel rooms. Accordingly, the proposals are considered to suitably protect the amenity of nearby occupiers.

In terms of noise/disturbance during the construction period, Transport sought for a construction method statement to be secured via condition. The landlocked nature of the rear of the building, together with the nature of King Street (and surrounds) means this is considered to be entirely necessary in this case, despite the relatively small scale nature of the works. During the course of the application, upon receiving this feedback, the applicant submitted a CMS which transport officers consider appropriate. Accordingly a compliance condition (rather than a pre-commencement condition) will be included on the decision notice.

In terms of existing / future occupiers of the unit itself, it is considered that the additions would increase the quality of retail/ancillary office accommodation provided. Although it is not ideal for the main windows serving the created ancillary office to be obscure glazed/fixed shut (as proposed), the space will also be served by rooflights and thus, on balance, is considered satisfactory. In overall terms the proposals are therefore considered to align with policies CS34 and DM4.

v. Other matters

Given the site is shown to be located in flood zone 1, no flooding based information was required to be submitted (although commentary was submitted) and, in any event, the proposals are considered appropriate in this regard.

10. Conclusion

- i. 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 planning permission subject to conditions.

Recommendation

Grant Planning Permission subject to conditions;

11. Conditions:

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

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 hereby permitted shall be carried out in accordance with the following approved plans:

17.25-120 - Site / Block Plan - Proposed
17.25-121 - Ground Floor Plan - Proposed
17.25-122 - First Floor Plan - Proposed
17.25-123 - Second Floor Plan - Proposed
17.25-124 - East Elevation - Proposed
17.25-125 - South Elevation - Proposed
17.25-126 - North & South Elevations - Proposed
17.25-127 - Section X-X - Proposed

All received on 11/12/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough Central Area Action Plan 2009.

4. The measures within the approved Construction Method Statement (Construction Method Statement Ref 17.25-CMS1 by Spires Architects dated and received 29/01/18) shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety, in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives:

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
3. The determination of this planning application included allowing the applicant to submit details during the application to avoid the need for a pre-commencement condition, so officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
5.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.