

DELEGATED APPLICATION REPORT

Address: Former Gas Works Buildings, Gas Works Road, Reading

Application No: 180730/NMA

Proposal: Non-material amendments to planning permission 160378 (3-6 storey buildings to provide 20 residential units), namely fenestration alterations, altered position of PV panels and dormers at roof level, provision of glass Juliet balconies, rooflights and associated works.

Agent: Dunthorne Parker Architects

Date received (valid from): 01/05/18

Target Decision date: 29/05/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site is located on the north-west side of Gas Works Road, comprises two buildings and is roughly triangular in shape. The main building forms the northern boundary of the site, abutting the River Kennet, and is two storeys in height. The second building is a smaller single storey former Southern Gas Network governor house building containing a pressure reducing station (PRS), fronts onto Gas Works Road and forms a section of the southern boundary. An existing red brick wall forms the remainder of the southern boundary. The site is vacant, containing hardstanding and scrub vegetation, as well as the dilapidated buildings. Access to the buildings has not been possible owing to health and safety concerns. There is no recent planning history at the site, beyond the approval for redevelopment and associated approval of details, which was formally used as a Social Club for employees of the nearby gas works. It is understood that the buildings have not been in use since the mid-1990s.
- 1.2 The site is located within the Reading Central Area Action Plan area, albeit it is located outside of any major opportunity area or specific site designation. The site is however within a potential area of both contaminated land and archaeological remains, an air quality management area and also flood zones 1, 2 and 3 (at different points).
- 1.3 The surrounding area comprises a mix of uses, building types and heights. To the north, beyond the river is the former Toys R Us retail shed and associated parking/servicing. To the north-east, again beyond the river, is the Meridian residential block, which fronts onto Kenavon Drive and is up to seven storeys in height (approved in 2003). To the east, beyond Gas Works Road (where a vehicular controlled bridge links Gas Works Road to Kenavon Drive beyond), is the residential Blakes Quay, which steps up in height away from the application site from three to seven storeys (approved in 2002). To the south is Harry Tee Court, a modest two storey residential element fronting onto the river and with parking adjacent to the Gas Works Road frontage. To the south west is a public footpath leading down to the river edge, adjacent to the boundary with the Prudential office building, which is five/six storeys in height and fronts onto Kings Road. Vehicular access to the Prudential car park is located adjacent to boundary of the application site.

2. The Proposal

- i. Non-material amendments to planning permission 160378 (3-6 storey buildings to provide 20 residential units), namely:
- fenestration alterations (various changes to the size/shape/position of windows on all elevations)
 - altered position of PV panels at roof level (on the south elevation of the main building)
 - altered position of dormers at roof level (resulting in one additional dormer within the riverside roofslope)
 - provision of glass juliet balconies (to the north and south elevations of the main building - required for safety reasons)
 - provision of rooflights (2 on the riverside elevation - said to be due to building control reasons)
 - associated works, including a smoke shaft ventilation grill at roof level on the riverside elevation (to meet building regulations)

3. Internal Consultations

None required for this application.

4. Councillor / Public Consultation

i. Councillor Consultation

The Vice Chair of the Planning Application Committee and Abbey Ward Councillors were notified via email of the above application on 21/05/18, seeking any comments and agreement to the application being determined by officers under delegated powers by 29/05/18.

No responses were received.

Neighbour Consultation

None required for this type of application.

Site Notice

Not required for this type of application.

5. Plans / Documents Considered

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

Already approved by 160378 and to be superseded by this application:

14/354/P03 Rev A - Existing Floor Plans Upper Level, as received 30/08/16
14/354/P06 Rev C - Proposed Elevations Building 1, as received 30/08/16
14/354/P07 Rev C - Proposed Elevations Building 2, as received 30/08/16

As now proposed by this application:

209B - Approved and Proposed Elevation 1, as received 02/05/18
210B - Approved and Proposed Elevation 2, as received 02/05/18
211B - Approved and Proposed Elevation 3, as received 02/05/18
212B - Approved and Proposed Elevation 4, as received 02/05/18
213B - Approved and Proposed Elevation 5, as received 02/05/18

6. Relevant Planning History

160378 - Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3). Granted following completion of s106 legal agreement 28/10/16.

171160 - Partial discharge of condition 4 (Construction Method Statement) for initial demolition works associated with planning permission 160378. Partially discharged 21/09/17.

171495 - Discharge of condition 3 (materials) of planning permission 160378. Discharged 19/10/17.

171596 - Discharge of condition 13 (landscaping) of planning permission 160378. Discharged 15/11/17.

171767 - Discharge of condition 12 (noise assessment) of planning permission 160378. Discharged 01/12/17.

172174 - Discharge of condition 15 (sustainable drainage scheme) of planning permission 160378. Discharged 16/01/18.

172304 - Partial discharge of condition 4 (Construction Method Statement) and discharge of conditions 5 (Contaminated Land) & 9 (Land Gas) of planning permission 160378. Partially discharged 08/02/18.

180362 - Partial discharge of condition 6 (Remediation scheme) of planning permission 160378. Partially discharged 09/04/18.

180401 - Discharge of condition 14 i) (final design stage BREEAM assessment) of planning permission 160378. Discharged 14/03/18.

7. 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.

8. Relevant Planning Guidance

- i. Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

9. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

10. Appraisal

- i. These changes have been considered by officers, who are content that the proposed changes are acceptable. Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, transport and highway safety intentions. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context. More specifically (with reference to the proposals described at section 2 above):

- whilst noting that the fenestration alterations are numerous in relation to all facades of the building, the extent of the changes are relatively minor and not of a scale/extent which results in a substantially different scheme to that already approved at the site.
- The repositioning of PV panels is considered to be a non-material change which has come about following a review of the requirements (the consultant clarifies that fewer panels are now required). These are still proposed at similar parts of the building and the impact shall be no greater than that already approved.
- The repositioned/enlarged dormer at roof level is noted to be wider than others approved/proposed, but it not of a nature / extent to cause harm to the overall design idiom. The new dormer is similar in style/nature to others proposed and, within the context of the seven dormers already approved on this façade, the addition of one further dormer is not considered to be contentious.
- The provision of glass Juliet balconies is another noted addition. Although these will be in contrast to the steel balustrades already approved, being glass means they will be as lightweight and unobtrusive in design terms as possible. Accordingly, these are considered to be modest additions to the scheme.

- The provision of 2 rooflights on the riverside roofslope elevation are considered to be a non-material alteration to the approved scheme.
 - The other associated works are similarly considered to be non-contentious in the context of the original permission. The smoke shaft ventilation grill at roof level on the riverside elevation, although utilitarian in appearance, is required for building regulation purposes and, within the context of the original overall scheme, is a modest addition to the scheme.
- ii. An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the planning permission granted under reference number 160378, and is bound by all the conditions and obligations attached to that permission. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

11. Conclusion

- i. The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

12. Conditions:

1. The drawings hereby approved as non-material amendments to 160378 are as follows:

209B - Approved and Proposed Elevation 1, as received 02/05/18

210B - Approved and Proposed Elevation 2, as received 02/05/18

211B - Approved and Proposed Elevation 3, as received 02/05/18

212B - Approved and Proposed Elevation 4, as received 02/05/18

213B - Approved and Proposed Elevation 5, as received 02/05/18

Reason: To clarify which plans are approved and in the interests of proper planning.

Informatives:

1. This permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the planning permission 160378 and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development in the future) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.