

DELEGATED APPLICATION REPORT - Application No: 171245/FUL

Address: 51 Southampton Street

Proposal: Proposed minor elevational changes involving removal of 2 doorways and bricking up in part to form a window

Case officer: Matt Burns

Site Description and Surrounding Area: The application relates to a three storey mid-terrace building located on the east side of Southampton Street. The building is located within the Market Place/London Street Conservation Area, with the designated Reading Central Area (Reading Central Area Action Plan 2009) and within an air quality management area.

Proposal: The application seeks planning permission for proposed minor elevational changes to the front and rear of the building involving removal of 2 doorways and bricking up in part to form a window.

Plans Considered:

Drawing no.s

DC2017/01 - Existing Elevations, Floor Plans and Sections

Location Plan ref. 51 Southampton Street, Reading, RG1 2QP

Received on 24th July 2017

DC2017/03 - Proposed Elevations, Floors Plans and Sections

Received on 1st August 2017

Relevant Planning History:

120768/ADV - 1 x timber fascia sign and 1 x timber projecting hanging sign on shop front - Granted.

170845/OPA - Change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 2-bed flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) - Prior Approval Given.

Consultation Responses:

St Giles Church Hall Southampton Street and no.s 15-31 St Giles Close were notified of the planning application and a site notice was displayed at the site. No letters of representation have been received.

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.

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (2008, Altered 2015)

CS7 Design and the Public Realm

CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document (2012, Altered 2015)

DM4 Safeguarding Amenity

Appraisal

The proposed works are understood to be in relation to the prior approval (ref. 170845) given at the property for change of use of the ground, first and second floors from B1a office to C3 residential to comprise 3 x two bedroom flats. At the time of considering the current application the prior approval consent has not been implemented and therefore the changes must be considered in the context of the existing office use of the building.

Design and impact on the character of the surrounding area and setting of the conservation area

To the front elevation of the building facing onto Southampton Street it is proposed to replace a ground floor level door with a window. The window would be sited in the same position as the existing door and its proportions and appearance would match the existing windows to the front of the building. Replacement infill brickwork is also proposed to match existing and it is considered that the replacement window would integrate satisfactorily with the host building and would not be detrimental to the character of the street-scene.

To the rear of the building it is proposed to infill a ground floor with replacement brickwork. With brickwork also to match existing this is not considered to result in any harm to the character of the building and would not be visible from the street-scene.

The works proposed are very modest in nature, would utilise materials to match the existing building and are considered to preserve the character of the conservation area.

The proposal would accord with Policies CS7 and CS33 of the Core Strategy 2008, 2015.

Amenity

The nature of the works would not result in any harm to the amenity of surrounding occupiers and would accord with Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

Other

The proposal would not be liable for the Community Infrastructure Levy.

RECOMMENDATION:

GRANT Planning Permission, subject to the following conditions:

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

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 permission relates only to the following plans and drawings:

Drawing no.s

DC2017/01 - Existing Elevations, Floor Plans and Sections
Location Plan ref. 51 Southampton Street, Reading, RG1 2QP
Received on 24th July 2017

DC2017/03 - Proposed Elevations, Floors Plans and Sections
Received on 1st August 2017

Reason: to clarify which plans have been approved and in the interests of proper planning.

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

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy CS7 of the Core Strategy 2008.

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. For further information about construction and demolition nuisance law the applicant is recommend to referred to: <http://www.reading.gov.uk/article/2563/Construction--Demolition>
4. Officers have worked positively and proactively to provide a recommendation.