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**LAND TO THE REAR OF
4 DONNINGTON ROAD (RG1 5ND) AND THE DONNINGTON
HOUSE HOTEL (82-86 LONDON ROAD) READING**

APPLICATION BY MG PROPERTIES

PLANNING STATEMENT

APRIL 2016

1.0 SITE AND SURROUNDINGS

- 1.1 The site lies within the curtilage of and to the rear of 4 Donnington Road. It is also to the rear of The Donnington House Hotel and to the rear of 1 Alexandra Road, all properties being in the ownership of the applicants. In addition to running the hotel, which includes rooms at 1 Alexandra Road, the applicants own and run properties throughout Reading occupied as flats and houses in multiple occupation. The C1, C3 and C4 uses generate a need for storage, for furniture and other effects.
- 1.2 Provision was made for a storage building at the rear of 4 Donnington Road on the assumption that it could be permitted development ancillary to the domestic use of that property. That assumption proved to be incorrect, prompting an investigation by RBC's planning enforcement officer. This prompted an application for planning permission (151312/HOU) but this too proved to be a false start because a) the notice to be served on interested parties overlooked a leasehold interest at 4a Donnington Road, and b) the LPA officers concluded that, as the goods to be stored in the building were not exclusive to 4 Donnington Road, the application had been improperly made as a householder submission.
- 1.3 By email dated 22 September 2015 the case officer indicated that "in principle there is no objection", but, to remedy the above defects, the application was withdrawn.

2.0 THE PROPOSAL

- 2.1 Given the hit-and-miss site history described above, the application now submitted is made part-retrospectively, the building having been commenced but not yet completed.
- 2.2 The building for which permission is sought is a single-storey, timber-framed structure (9.7 x 4.8m = 47 sq m GEA / 41 sq m GIA) with a mono-pitched roof, to be used for storage incidental to the surrounding properties and others in the same ownership. The building will be timber-clad, with internal and external doors, to the Donnington Hotel site and 4 Donnington Road respectively. The former allows for some service access/deliveries to take place through the existing storage building within the car park of the hotel, with that building forming the northern wall of the new structure.



Existing hotel storage building



Proposed building (as partially-built)



Rear of 4 Donnington and 1 Alexandra



Interior

2.3 The application comprises:-

- Application form and Certificate
- Application fee (see letter) adjusted to allow for previously withdrawn application
- Planning Statement
- Drawing A1000/A – location/block plans
- Drawing A1010/A – floor plan
- Drawing A1015 – elevations
- Drawing A1020 – roof plan

3.0 APPRAISAL

- 3.1 The “proposed” building is located between two similar buildings in the grounds of the hotel and 6 Donnington Road which make up its shorter, unseen elevations. Both buildings may well have been built prior to planning control, but each serves an ancillary storage use to its host. The new building will fulfil a similar role, primarily as an extension to the hotel’s store but also in association with neighbouring properties.
- 3.2 The site is within a built-up area where the principle of new development is acceptable. Had 4 Donnington Road remained a single dwelling house, permitted development rights would have allowed the construction of such a building in the position proposed, subject to its being used for purposes incidental to the enjoyment of that dwelling. While the circumstances have changed, the principle of a storage building in this location is a sound one.
- 3.3 The proposed use is not one that would give rise to a loss of amenity in the area. Activity would be limited to intermittent storage and removal of items related to the furnishing of flats and the hotel. Any such items requiring delivery/collection by larger vehicles can be delivered via the hotel site, albeit that that access, between 82 and 84 London Road, is itself restricted by its width (see Block Plan A1000/A). Access from Donnington Road is restricted to a single width drive, limited to use by a car or small van which can safely turn on the site. It is anticipated that the hotel access would be the more widely used. The level of activity would be low and would be restricted to normal working hours (8am – 6pm). No-one would be directly employed on the site, and no powered machinery would be operated within the building.
- 3.4 The building would be B8 use.
- 3.5 At 41 sq m (GIA) the building is below the threshold at which CIL would be payable.
- 3.6 The application is commended to Reading Borough Council.

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