

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 240184/FUL

Address: 16 Wokingham Road, Reading, RG6 1JQ

Proposals: Extension and alterations to provide disabled toilet and level access entrance.

Case Officer: James Schofield

Target Decision date: Originally 2 May 2024: Extension of time agreed until the 12th of July 2024

1. SITE DESCRIPTION

The site is a smaller single-storey building in use as offices at the intersection of Wokingham Road and Eastern Avenue. There is a three-quarter height wall between the adjacent building and the end of the wall of the building. There appears to be a small extension into this walled area off the building, and plans reveal it is for toilets serving the building. This area has no windows overlooking it and is dominated by blank brick walls of the three closest buildings.

Site visit date: 27/06/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

A small extension to the existing extension forming the toilet and insertion of a window into the wall serving the hallway. Plans considered:

Drawing No: 22/41/01 Existing and Proposed Plans

As received on 13th of February 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

19 Wokingham Road, Reading, RG6 1LE
18-20 Wokingham Road, Reading, RG6 1JQ

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework 2023

National Planning Practice Guidance 2014

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC8: SAFEGUARDING AMENITY

SPG/SPD

Sustainable Design and Construction (2019)

APPRAISAL

Given the small scale nature of the proposal and position relevant to neighbouring properties, no harm is considered to arise in terms of overbearing effects. Given the position of the proposed windows, no material loss of privacy would arise. Similarly, given the nature of the changes, there would be no harm to the character of the building or street scene.

Conclusion

The siting and scale of the proposal ensure there is no harm, and that it accords with the local plan policies.

RECOMMENDATION

Approve

Subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials (to match)