

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: 240216/FUL

Address: Wellington House, Worton Drive, Reading

Proposals: Erection of an A/C compound and timber-slatted framing. (retrospective)

Case Officer: Mr Gary Miles

Applicant: Triton Property Fund LP

Date received (valid from): 1 April 2024 Target Decision date: 27 May 2024

1. SITE DESCRIPTION

Wellington House consists of a commercial office unit located off Worton Drive, within the Worton Grange Industrial Estate located south of Reading town centre. The application relates to a small area within the buildings carpark, the site is adjacent to a small bin store serving Wellington House. The site is not listed nor within a conservation area.

Site visit date: 16th April

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for retrospective planning permission for the erection of an A/C compound and timber-slatted framing. The compound shall house 4 condenser units screened behind a timber close-board fence. The compound is located away from the building structure and on the edge of the curtilage of the site. An established hedge greater than 8ft in height divides the Wellington House site and the neighbouring adjacent industrial warehouse unit.

Plans & Documents considered:

Application Form-dated 25th Jan 2024

Supporting Letter (Savills)-dated 25th Jan 2024

Annotated Images

Received by the Local Planning Authority on 22nd Feb 2024

Site Location Plan

Drawing no: 001/OXKD-Proposed and Existing West Elevations-not dated

Drawing no: 002/OXKD-Proposed and Existing North Elevations-not dated

Drawing no: 003/OXKD-Proposed and Existing South (Yard) Elevations-not dated

Drawing no: 005/OXKD-Block Plan Existing-dated 27th Feb

Drawing no: 006/OXKD-Block Plan Proposed-dated 19th Dec

Received by the Local Planning Authority on 28th Feb 2024

3. RELEVANT PLANNING HISTORY

None of relevance.

4. CONSULTATIONS

The following addresses were consulted by letter.

Unit 11 Worton Grange, Worton Drive, Reading, RG2 0TG
Unit 7, Worton Drive, Reading, RG2 0TG

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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN17 (Noise Generating Equipment)

a) Principle of development

The proposal is considered acceptable in terms of design, scale, and minimal adverse impact on neighbouring commercial/industrial and residential properties.

b) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy CC8 states an extension to a property will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

From the documents supplied it is not expected that the proposal will cause any adverse harm to the character and appearance of Wellington House or the Industrial Estate. The nearest residential properties are located south east of the site, at over 190m away. It is therefore considered acceptable in terms of character and residential amenity.

C) Environmental Protection (Noise)

Due to the small scale and number of condenser units proposed, it is not considered the proposal will cause adverse impacts on neighbours. It should also be noted that the closest residential properties are located south east of the site, at over 190m away. It is considered that the structure of Wellington House and neighbouring units will mitigate against any noise derived from the proposal and as such the proposal is considered acceptable in terms of noise.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

AP1