

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 240472/NMA

Address: The Atrium Health Club, Scours Lane, Reading, RG30 6AY

Proposals: Installation of 4 padel courts, 4 canopies, and a single storey office building (Amended Description). Removal of one padel court to deliver three padel courts with ramped access. Repositioning of the third padel court to western boundary, Omission of the single storey kiosk / office, Omission of canopies for the padel courts and Raising of the slab level to cater for ground conditions and high water table.

Case Officer: Mr Gary Miles

Date received (valid from): 15 April 2024 Target Decision date: 15 May 2024

1. Public Consultation

i. Neighbour Consultation

No statutory requirement for this type of application.

Internal Consultations

No requirement for this application.

2. Plans Considered

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

Approved plans at time of application

- Padel Court plans & Elevations - SIS-MUK2737-04
- Padel Court Canopy details - SIS-MUK2737-05
- Padel Court Canopy side view - SIS-MUK2737-06
- Padel Court Canopy end view - SIS-MUK2737-07
- Padel Court ring beam detail - SIS-MUK2737-08

Received on 31/05/2022

- Proposed floodlighting - HLS4420

Received on 19/07/2022

- Block Plan - SIS-MUK2737-01 Rev B
- Location Plan - SIS-MUK2737-09 Rev A

Received on 21/07/2022

- Site Plan - SIS-MUK2737-02 Rev D
- Padel Court Office - SIS-MUK2737-10

Received on 05/08/2022

3. Relevant Planning History

240146/NMA - Non-Material Amendment to application 220805 - Installation of 4 padel courts, 4 canopies, and a single storey office building (Amended Description) - Permitted March 2024

220805/FUL - Installation of 4 padel courts, 4 canopies, and a single storey office building (Amended Description) - Permitted August 2022

4. Proposed Amendments

The proposed amendments include the removal of one padel court to deliver three padel courts with ramped access. Repositioning of the third padel court to western boundary, Omission of the single storey kiosk / office, Omission of canopies for the padel courts and Raising of the slab level to cater for ground conditions and high water table.

5. 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.

6. 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."

7. Relevant Policies

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

8. Appraisal

The Non-Material Amendment to application 220805 includes the removal of the single storey kiosk/office as the main Atrium Sports Club will be managing the bookings, so there is no requirement for the additional structure.

It is not considered this specific change is harmful to the overall character, or appearance to neighbouring amenity, landscape and wider streetscene.

The Non-Material Amendment to application 220805 includes the removal of one padel court to deliver three padel courts, the repositioning of padel court number 3 to adjacent to the western boundary (Drawing no: PL03D-Proposed Site Plan).

Officers consider the relocation of a padel court does constitute a material change, due to the new

The Non-Material Amendment to application 220805 includes raising of the floor slab to cater for ground conditions and the high water table. This will result in the proposed padel courts being raised up by an additional 0.5m in height.

Officers consider the raising of the floor slab does constitute a material change, the raised padel courts will be materially different in terms of appearance. The raising of the floor slab on a flood plain and the creation of voids under the structure will affect floodwater flows and a Flood Risk Assessment is required to assess the impacts and any mitigation required. This is a material change in terms of flood risk even if it is subsequently demonstrated that no harm exists.

In the context of the permitted scheme it is considered that the amendments would have a material impact on the overall design and flood risk.

9. Conclusion

Overall, the amendments will significantly harm the application site in respect of Character and Appearance, the proposal could be harmful to Flooding. The changes under this application are considered material changes.

10. Recommendation

Refuse Non-material amendment