

DELEGATED PLANNING APPLICATION REPORT

Ward: Thames

App Ref: 240102/FUL

Address: 31 Kingsgate Street, Reading, RG1 3JR

Proposals: First floor side extension.

Case Officer: Sian Hickey

Date received (valid from): 1 March 2024 **Target Decision date (ext):** 30 May 2024

1. SITE DESCRIPTION

The proposal site is a single-story detached property located east of Kingsgate Street. The property is currently used as a place of worship. The property is bordered by a block of flats to the south and a carpark to the east. Facing the site across Kingsgate Street to the west is another large carpark. The area has mixed use developments of various scales, character and appearance. There are several high rise buildings located near the site. The property is not listed nor located in a conservation area, however, it is within an Air Quality Management Area.

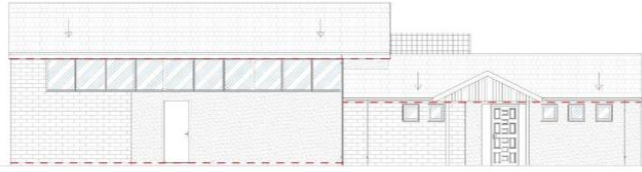
Site visit date: 14/03/2024

Site visit photos:

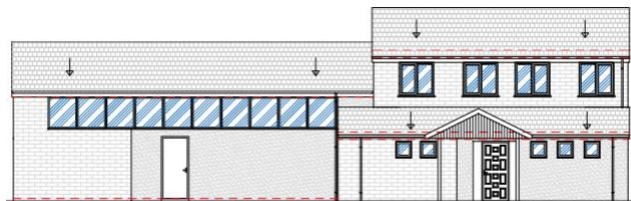


2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor extension to the southern side of the building to create classroom space, a conference room, a kitchen and WC. All proposed rooms would be in association with the existing institution.



Existing Front Elevation



Proposed Front Elevation

Plans considered:

Site Location Plan

Drawing No. 01 - Proposed Ground Floor Plan

Drawing No. 01 - Existing Ground Floor Plan

Drawing No. 02 - Proposed Roof Plan

Drawing No. 02 - Existing Roof Plan

Drawing No. 04 - Existing Elevations

Drawing No. 04 - Proposed Elevations

Drawing No. 05 - Proposed Side Elevation

Drawing No. 05 - Existing Elevations

Drawing No. 06 - Existing Block Plan

Drawing No. 06 - Proposed Block Plan

Drawing No. 07 - Proposed First Floor Plan

Drawing No. 07 - Overshadowing Assessment

As received 21st January 2024

3. RELEVANT PLANNING HISTORY

211181 - Single storey front extension. PERMITTED

4. CONSULTATIONS

The following addresses were consulted by letter.

20 Kingsgate Street, Reading, RG1 3JR

18 Kingsgate Street, Reading

25 Kingsgate Street, Reading, RG1 3JR

23 Kingsgate Street, Reading, RG1 3JR

Reading Rep Theatre, Kings Road, Reading, RG1 4LY

Letters of representation have been received as follows: **None**

In addition to the above consultation letters being sent, a site notice was also erected at the site by the applicant. A further site notice was erected outside the neighbouring flats by the case officer 14/3/2024.

Ecology

Given the location of the site, and the condition of the building as viewed on Google Streetview, it is considered unlikely that the building is likely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Transport

The survey information is submitted accepted. Given the extensive restrictions in place unauthorised parking can be monitored and controlled. The applicant also has existing informal agreements with the Reading Arts Centre.

The applicant has confirmed that the facilities will not be hired out for private use. A condition should be attached to ensure compliance and given the sites location in a residential area and lack of on-site parking a CMS will be required.

There are no Transport objections to this application subject to the attached conditions.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND

EN15: AIR QUALITY

OU1: NEW AND EXISTING COMMUNITY FACILITIES

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APPRAISAL

Design

Policy CC7 states *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

In terms of design, the proposal is considered in keeping with the character of the existing property. The proposed first floor extension is considered subservient to the main building and would integrate well with materials to match those of the existing. The proposed roof form and the arrangement of windows are considered suitable. The proposal is, therefore, considered acceptable in terms of scale, character and appearance. Whilst the extension would be visible to the public realm, as the proposal is in keeping with the character and appearance of the existing property, it would not have a harmful impact on the appearance of the street scene. Furthermore, the area is characterised by properties of different types, character and scale. Therefore, due to the variety of the surrounding properties, the proposed additional storey at first floor level would not cause harm to the character of the area in which it is located. The extension therefore complies with Policy CC7.

Impact of neighbouring properties

Policy CC8 states *“Development will not cause a detrimental impact on the living environment of existing residential properties”.*

There is a sufficient distance of approximately 13m between the proposed extension and the nearest residential properties within the adjacent block of flats, therefore, there are no identified risks of the proposed extension causing overbearing effects. With regards to potential loss of sunlight/daylight, an overshadowing assessment plan has been submitted to demonstrate that the 25 degree line of light would not be breached for the residents of the adjacent block of flats.

The proposal site is currently used as a place of worship. The agent has confirmed that the proposed rooms would be used in association with the existing institution only and would not be rented out. The use of the building would remain within use class F1 (learning and non-residential institutions), the use of the proposed extension is for the wider community and would be a benefit to many. The hours of use would not be affected by the proposal, however, a condition is attached to this permission to ensure that the extension is not used by members of the public after 11pm to protect local residents from unreasonable disturbance arising from the use.

Overall, it is considered that the extension would not have detrimental impact on the living conditions of the occupants of neighbouring properties. The proposed first floor extension therefore complies with Policy CC8.

Other matters

The proposal would not involve the loss of any on-site parking spaces.

The proposal would not increase the footprint of the existing building and therefore no groundwork is required within the root protection areas of any nearby trees.

The proposal would not result in an unacceptable loss of biodiversity.

Conclusion

The proposed development has been assessed against the relevant policies and is considered acceptable.

RECOMMENDATION - GRANT