

DELEGATED PLANNING APPLICATION REPORT

Ward: Coley

App Ref: 231808/VAR

Address: 53-55 Argyle Road, Reading, RG1 7YL

Proposals: Conversion from D1 use (former mental health Clinic) to C3 use as 10 self-contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store (amended description) without complying with condition no. 2 (approved plans) of planning permission ref. 170134 for the addition of a covered entrance porch to the rear of the building

Case Officer: Matt Burns

Date received (valid from): 8 April 2024 **Target Decision date:** 8 July 2024

1. SITE DESCRIPTION

The application relates to a semi-detached four storey building located at the junction of Argyle Road and Brunswick Hill. The site is accessed from Brunswick Hill.

Planning permission ref. 170134 was granted on 24th November 2020 for conversion and extension of the building from D1 use (former mental health Clinic) to C3 use as 10 self-contained flats with associated access, private amenity space, bin and cycle stores. This planning permission has been implemented and the development is underway on site.

2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes to amend the approved plans for the planning permission under condition 2 to provide a covered entrance porch to the rear of the building.

An application submitted under section 73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission ref. 170134. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

Plans considered:

- Drawing ref. AR53:PP03 Rev P1 – Proposed Elevations – Rear
- Drawing ref. AG53:PP01 Rev P1 – Proposed Floor plans – Basement Floor – additional entrance extension
- Drawing ref. AG53:PP04 Rev – Proposed Floor plans – Ground Floor – additional entrance extension
- Drawing ref. 01 A – Existing Floor Plans
- Drawing ref. 02 A – Existing Upper Floor Plans
- Drawing ref. 03 A – Existing North and West Elevations with Site Location Plan
- Drawing ref. 04 – Existing South Elevations
- Drawing ref. 05A – Existing Street Scene Elevations with Existing Block Plan

- Drawing ref. AR53:PP04 Rev – Block and Location Plans

3. RELEVANT PLANNING HISTORY

5235 - Conversion to form 2 dwellings – Granted

17878 - Conversion to guest house – Granted

20825 – Change of use from guest house to hostel – Granted

93/00838 - Change of use from residential to mental health clinic – Granted

170134 - Conversion from D1 use (former mental health Clinic) to C3 use as 10 self-contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store (amended description) – Granted (with associated s106 agreement)

221174 - Application for approval of details reserved by conditions 3 (Materials), 4 (Method Statement) and 5 (Hard/Soft Landscaping) of planning permission 170134 - Details Approved

221839 - Application for approval of details reserved by condition 8 (BREEAM - Design Stage) of planning permission ref. 170134 – Details Approved

4. CONSULTATIONS

The following addresses were consulted by letter.

Flat 1, 51 Argyle Road, Reading, Berkshire, RG1 7YL
25 Brunswick Hill, Reading
23 Brunswick Hill, Reading, Berkshire, RG1 7YU
24 Brunswick Hill, Reading, Berkshire, RG1 7YU
18 Brunswick Hill, Reading, RG1 7YT
Flat 6, 51 Argyle Road, Reading, RG1 7YL
Flat 7, 51 Argyle Road, Reading, RG1 7YL
Flat 8, 51 Argyle Road, Reading, RG1 7YL
Flat 9, 51 Argyle Road, Reading, RG1 7YL
Flat 10, 51 Argyle Road, Reading, RG1 7YL

No letters of representation have been received.

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. 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

CC3: ADAPTATION TO CLIMATE CHANGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

EN15: AIR QUALITY

EN16: POLLUTION AND WATER RESOURCES

H8: RESIDENTIAL CONVERSIONS

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Documents

Revised Parking Standards and Design (2011)

Residential Conversions (2013)

Sustainable Design and Construction (2019)

7. APPRAISAL

- 7.1 As set out above an application submitted under s73 allows the local planning authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant planning permission. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

- 7.2 In this instance the proposed amendment relates only to the addition of a two-storey porch to the rear (south) elevation of the approved development. Whilst two storey, across the lower and upper ground floors of the building, the porch would incorporate a flat roof and have a suitable level of subservience to the proposed development which is for a three-storey building with accommodation within the roof space. In terms of appearance the proposed porch would have white render external finish to match the appearance of the approved development and is considered to integrate satisfactorily in this respect. Located to the rear of the building within the car park area of the development the porch would not be readily visible outside of the site and is considered to preserve character of the surrounding area.
- 7.3 The location of the proposed porch is such that it would not impact on existing surrounding occupiers, nor is it considered to have any significant adverse impact on the amenity of future occupiers of the proposed development. The porch would not change the layout of the approved flats and would simply just provide for an amended access arrangement at the rear of the development.
- 7.4 The porch would not impact on the approved parking or access arrangements for the development nor the approved landscaping, and drainage arrangements for the development.
- 7.5 A section 106 legal agreement is linked to the extant planning permission but includes clause (at section 17 of the agreement) that the agreement would also apply to any section 73 permission granted in relation to the original permission. Therefore, all obligations secured by the existing signed legal agreement would apply to the section 73 permission.
- 7.6 The porch results in an additional 21 square metres to the total development floor space which would be added to the CIL liability of the development.

RECOMMENDATION

Grant Variation of condition 2 of planning permission ref. 170134

Varied Condition 2 (approved plans):

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

~~06 B – Proposed Lower Ground Floor Plan~~

~~07 C – Proposed Upper Ground Floor Plan~~

AG53:PP01 Rev p1 – Proposed Floor Plans – Basement Floor – additional entrance extension

AG53:PP04 Rev – Proposed Floor Plans – Ground Floor – additional entrance extension

AR53:PP03 Rev P1 – Proposed Elevations – Rear

Received by the Local Planning Authority on 8th April 2024

08 D – Proposed First and Second Floor Plans

09 E – Proposed Elevations

Received by the Local Planning Authority on 15th November 2017

~~10 E – Site Location and Block Plan~~

AR53:PP04 Rev – Block and Location Plans

Received by the Local Planning Authority on 15th March 2024

REASON: because permission is granted in respect of the development as detailed in the approved plans only.

Condition 1 (Time Limit) of the original planning permission (ref. 170134) is removed given the development has commenced.

Conditions 3 (Materials), 4 (Method Statement) and 5 (Hard/Soft Landscaping) of the original planning permission (ref. 170134) are amended to compliance conditions to reflect those details approved under approval of details reserved by condition application ref. 221174

Condition 8 (BREEAM) of the original planning permission (ref. 170134) is amended to a compliance condition to reflect the details approved under approval of details reserved by condition application ref. 221839.