

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/24/0844 Full planning permission

Address: Foundation House, Paddock Road, Caversham, Reading RG4 5BY

Proposal: Erection of an ancillary surface-mounted storage building anchored to existing hardstanding.

Applicant: Combicut Ltd

Received date: 2024-07-02

Target Decision date: 2024-09-06 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a unit within an industrial estate in Caversham. The estate is identified as a core employment area under Policy EM2(m). The application site forms part of the car park within the curtilage of the estate, which is currently used for open air storage of goods. The surrounding area is a mix of residential and industrial/business use. The site is within Flood Zone 3. The surrounding residential properties (2, 4, 6 and 8 Paddock Road, and Dean's Farm Cottage) are Grade II Listed Buildings.

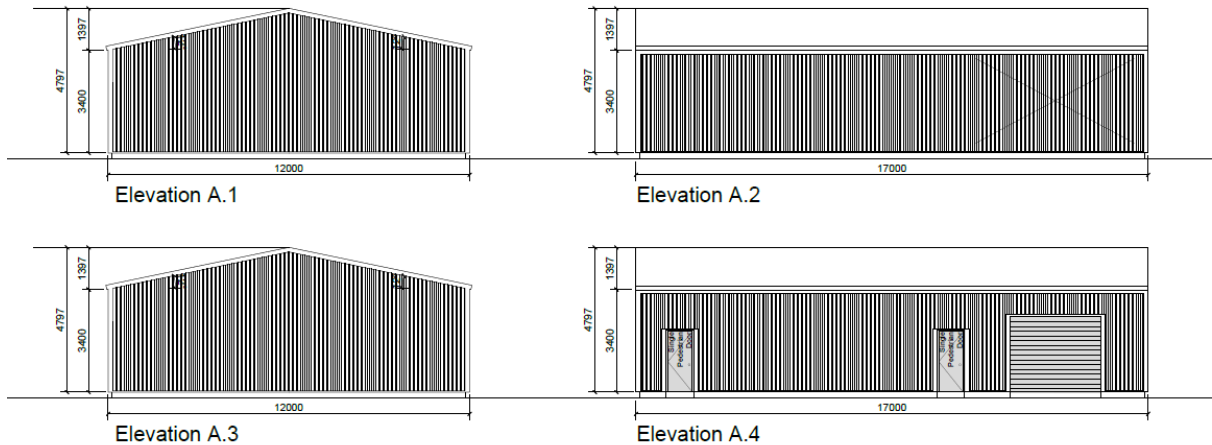


The application site is seen on the left with Grade II listed residential dwellings on the opposite side of Paddock Road for context. Image taken from Google Maps on 27/08/24.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for erection of an ancillary surface-mounted storage building anchored to existing hardstanding. As such, no foundations are required to be dug. The storage building would measure 17m in width x 12m depth x 4.8m height and would be constructed of an aluminium frame with grey steel cladding walls and a PVC-coated polyester roof.

PROPOSED ELEVATIONS 1:100



2.1. Information submitted:

81862R1 Flood Risk Assessment FloodSmart Plus, GeoSmart Information, dated 10/05/24
Drwg No. 3000 Rev. P01 – Location Plan, dated 04/2024
Received by the LPA on 2nd July 2024

Planning and Heritage Statement, dated 28/08/24
Drwg No. 3001 Rev. P02 – Proposed Site Plan, dated 04/2024
Drwg No. 3002 Rev. P02 – Proposed Warehouse, dated 04/2024
Received by the LPA on 29th August 2024

3. RELEVANT PLANNING HISTORY

Application Ref: 00000017936
Description: Street Layout- 4 Warehouses
Decision: Unconditional Consent
Decision Date: 23/10/1970

Application Ref: 00000180038
Description: Plot 5 Warehouse With Offices and Part Light Industrial
Decision: Conditional Consent
Decision Date: 04/12/1970

Application Ref: 08/01385/FUL
Description: Retrospective change of use of ground floor from warehouse/storage/distribution/facility B8 to B2 general industry with construction of mezzanine floor to facilitate ancillary storage and operator toilets and rest room facilities for this use.
Decision: Conditional Consent
Decision Date: 24/04/2009

4. CONSULTATIONS

The following were consulted:

- **RBC Conservation Officer** – The proposed structure should not have a metallic/reflective appearance to prevent harm to the setting of nearby Listed Buildings.

- **RBC Transport Development Control** – Clarification required to demonstrate that there is no loss to the existing parking arrangements. Clarification provided by the agent is considered acceptable and there are no further objections. The proposed plans should demonstrate the existing parking layout, including offsite parking spaces.
- **CADRA** – Whereas Google Maps shows trees and vegetation at the front of the property, the implication of the Block Plan is that this will be lost and there is no mention of new landscaping. In the interest of the several Listed Buildings opposite, flooding and the wider environment, landscaping at the front of the property should be maintained and improved.
 - Officer note – the submitted Block Plan does not illustrate any on or off-site vegetation as it is not relevant to the proposal. It is not considered necessary or reasonable to request additional landscaping.

The following addresses were consulted by letter:

- Deans Farm Cottage, The Causeway, Caversham, Reading, RG4 8EY
- Unit 4a, Paddock Road Industrial Estate, Paddock Road, Caversham, Reading, RG4 5BY
- Unit 1, Paddock Road Industrial Estate, Paddock Road, Caversham, Reading, Berkshire, RG4 5BY
- Unit 4b, Paddock Road Industrial Estate, Paddock Road, Caversham, Reading, RG4 5BY

No letters of representation received.

A site notice was also erected on site.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC3: ADAPTATION TO CLIMATE CHANGE

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN18: FLOODING AND SUSTAINABLE DRAINAGE SYSTEMS

EM1: PROVISION OF EMPLOYMENT DEVELOPMENT

EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT

EM4: MAINTAINING A VARIETY OF PREMISES

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Revised Parking Standards and Design 2011

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. APPRAISAL

6.1. Land Use Matters

Policy EM4 states: *“the overall level of start-up and grow-on space should be maintained and, where possible, increased”*. The proposal includes expansion of premises within the Paddock Road Industrial Estate, identified as a Core Employment Area under Policy EM2(m). As such, the proposed development is in line with the expectations as set out in the Local Plan for the surrounding area.

6.2. Design Considerations

CC7: Design and the Public Realm states that 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.

The proposed structure is lightweight and does not require new foundations due to its location in an area of existing hard standing. The structure is reversible and unobtrusive to the wider character of the area. Its location is visible from the street, and therefore Policy EN1 is also relevant, which aims to protect the setting of Listed Buildings. The RBC Conservation Officer has stated that the visual impact should be minimised to prevent an overly “industrial” appearance; the light-grey steel cladding and white polyester roof are matte in appearance and therefore will not be visually dominant or overly eye catching from the street.

Overall, the design is considered acceptable and would not cause harm to the setting of the surrounding Listed Buildings, in line with Policies CC7 and EN1.

6.3. Residential Amenity

Policy CC8: Safeguarding Amenity states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. The proposed building would be within an industrial estate and within the site of an existing warehouse. On all sides of the proposed warehouse would be existing warehouses and on the southern side would be a considerably large undeveloped buffer to the nearest residential dwellings, which are ca 100m away. The proposed structure would be used for storage and there is no noise generating machinery proposed to be installed as part of the proposal. It is, therefore, unlikely that the structure would pose any risk of harm to the surrounding residential dwellings.

6.4. Transport Matters

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. The proposed application site is already used for storage and the proposal would not result in any loss or changes to the existing parking arrangements.

6.5. Flooding

Policy EN18: Flooding and Sustainable Drainage Systems states that where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. The proposal is located in Flood Zone 3 which equates to a high probability of flooding associated with the River Thames. A Flood Risk Assessment has been submitted to demonstrate that the surface water flood risks are identified as very low to medium, while groundwater flood risks are high. The revised Planning Statement outlines the alternative measures that the applicant will adopt in line with the recommendations made. For the proposed type of development and the nature of the proposed structure, this is considered sufficient to prevent an increased flood risk on site.

6.6. CIL

The proposal results in development of an ancillary warehouse storage space (Use Class B) with a GIA of 195.75m². The development is liable for CIL but is not chargeable under the Council's CIL Charging Schedule.

7. CONCLUSION

The proposal has been assessed in line with national and locally adopted policies as outlined above and is considered in accordance with those policies.

8. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

Drawing No: Planning and Heritage Statement, dated 28/08/24

Drwg No. 3001 Rev. P02 – Proposed Site Plan, dated 04/2024

Drwg No. 3002 Rev. P02 – Proposed Warehouse, dated 04/2024

Received by the LPA on 29th August 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN1 of the Reading Borough Local Plan 2019.

4. Prior to first use of the development hereby permitted, all flood mitigation and protection measures as contained within the Planning and Heritage Statement, dated 28/08/24 shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.