

## **DELEGATED PLANNING APPLICATION REPORT**

**Ward:** Abbey

**App Ref:** 24/0973

**Address:** Kennet Place, 121 Kings Road, Reading, RG1 3ES

**Proposals:** Application for new window openings to the east elevation to match the existing windows in opening sizes and appearance and addition of rooftop smokeshafts and AOVs

**Case Officer:** Ethne Humphreys

**Target Decision date:** 27<sup>th</sup> September 2024

### **1. SITE DESCRIPTION**

The application site is located on the corner of Kings Road, Forbury Road and on the island between the River Kennet and the Kennet and Avon Canal. The building is one of 3 office buildings of similar appearance. This application relates solely to the western building.

The buildings along this part of Kings Road are mainly commercial, with large scale retail to the North of the River Kennet and a mixture of residential and commercial to the South.

The site is within an Air Quality Management Area and located outside the Flood Zones 2 and 3 (flanked all sides).

### **2. PROPOSAL AND SUPPORTING INFORMATION**

It is proposed to insert new windows on the east elevation of the building. There would be 20 windows from ground to fourth floor. The windows would match existing in scale, materials and appearance.

It is also proposed to add 3 new AOV openings at roof level and 2 smoke shaft openings at roof level following removal of rooftop plant.

Plans considered:

Location Plan 1364.2-001

Existing Block Plan 1364.2-002

Existing Front Elevation 1364.2-020

Existing North Elevation 1364.2-021

Existing Rear Elevation 1364.2-022

Existing South Elevation 1364.2-023

Proposed Block Plan 1364.2-050

Proposed Front Elevation 1364.2-200

Proposed North Elevation 1364.2-201

Proposed Rear Elevation (Courtyard) 1364.2-202

Proposed South Elevation 1364.2-203

Proposed New Windows Diagram 1364.2-210

Received 26<sup>th</sup> July 2024

Existing Ground Floor Plan 1364.2-011

Existing First Floor Plan 1364.2-012

Existing Second Floor Plan 1364.2-013

Existing Third Floor Plan 1364.2-014

Existing Fourth Floor Plan 1364.2-015  
Existing Rooftop Level Plan 1364.2-016  
Existing Roof Plan 1364.2-017  
Proposed Ground Floor Plan 1364.2-PA-101  
Proposed First Floor Plan 1364.2-PA-102  
Proposed Second Floor Plan 1364.2-PA-103  
Proposed Third Floor Plan 1364.2-PA-104  
Proposed Fourth Floor Plan 1364.2-PA-105  
Proposed Rooftop Level Plan 1364.2-PA-106  
Proposed Roof Plan 1364.2-PA-107  
Received 2<sup>nd</sup> August 2024

Design and Access Statement - External Changes Rev A  
Received 2<sup>nd</sup> August 2024

### **3. RELEVANT PLANNING HISTORY**

24/0997 Change the use of the building at ground to fourth floors from office (E Class) to residential (C3), to accommodate 93 self-contained flats. Pending consideration.  
17/0233 Application for approval of details reserved by condition 6 (Construction Method Statement) of planning permission 161272. Condition discharged.  
16/1272 External alterations to front (west) of building comprising: extended reception space including revolving door, new paving, steps, balustrading, soft landscaping, raising of entrance and external seating area. Permitted.  
89/1390 Office development of 180,000sq ft gross: car parking for 250 cars and riverside walk. Permitted.

### **4. CONSULTATIONS**

A site note was displayed 21<sup>st</sup> August 2023. No neighbour 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 and Guidance**

National Planning Policy Framework 2023  
National Planning Practice Guidance 2014

#### **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  
CR2: DESIGN IN CENTRAL READING

**SPG/SPD**

None.

**APPRAISAL**

The proposed windows would match the existing in terms of scale, material and appearance.

There is no objection to the removal of the rooftop plant and the proposed smokeshafts and AOV at rooftop level would not be readily visible.

In overall terms, the proposals would not be readily visible from the front of the site and there are no design concerns.

Given the nature of the proposals there would be no overbearing effects and no loss of privacy nearby properties over and above the existing situation.

It is noted that there is an application pending consideration to change the use of the building from offices to Class C3 residential units. Should that be approved, it is likely that the addition of windows would represent improvements in lighting and outlook for future occupiers.

**RECOMMENDATION**

Approve