

Nathalie Weekes
Planning, Transport and Public Protection Services
Reading Borough Council
Civic Offices, Bridge Street
Reading, RG1 2LU

Our ref: 4495

13 February 2025

Dear Nathalie

Application for Discharge of Condition 3 – Planning Permission Ref: 231076 at 127a Loverock Road, Reading, RG30 1DZ

I am writing on behalf of E-Storage Worldwide Ltd to apply for the discharge of Condition 3 attached to Planning Permission 231076, which was granted on 13 December 2023 for the temporary change of use to open storage (Use Class B8) for up to five years, with associated works.

Condition 3 of the decision states:

"No additional permanent or temporary buildings or structures associated with the carrying out of the temporary use of the land shall be permitted unless agreed in writing with the local authority."

In accordance with this condition, we hereby submit details for the Council's approval to allow the erection and use of temporary structures for storage purposes. The enclosed documents provide the necessary information to support this request, including:

- Site Layout Plan- Drawing Number PL01 Rev A
- Specification of Structures
- Swept Path Analysis
- Lighting Plan
- This Covering Letter

Proposed Development

The proposal seeks to install 264 storage containers on-site for the approved temporary period, ensuring efficient use of the land for its designated B8 storage purpose. The placement of these containers is essential for operational requirements and aligns with the temporary planning permission already granted.



Planning History

Planning permission 190591, granted on 29 April 2020, permitting the demolition of two existing single-storey buildings and the construction of a new industrial unit for B1c (light industrial), B2 (general industrial), and B8 (storage & distribution) uses, including ancillary offices, service areas, car parking, and landscaping. The scheme also includes modified access onto Wigmore Lane to improve vehicular movement, particularly for HGVs.

That permission has been lawfully implemented, as confirmed by Certificate of Lawfulness 231103 in September 2023, meaning that the approved development remains valid indefinitely. While construction has not yet commenced due to economic conditions, this permission secures the long-term redevelopment of the site in line with its Core Employment Area (EM2h) designation, ensuring its contribution to Reading's industrial and commercial infrastructure.

Following the certificate of lawfulness, the landlord has not been able to construct the permission out and applied for temporary planning permission for the change of use to open storage (Use Class B8) for up to five years, with associated works (ref: 231076/FUL).

Condition 3 states that no additional permanent or temporary buildings or structures associated with the use of the land shall be permitted unless explicitly agreed in writing by the local authority. This is the condition which this application relates to. Following discussions with the local authority, the applicant was advised that to secure the storage containers required for the applicant's business to operate.

Within the permission, Condition 7 stipulates that the approved use shall cease on or before 13th December 2028, unless an alternative scheme of works has been submitted to and approved in writing by the Local Planning Authority. The applicant will comply with the temporary nature of the permission.

The requirement for this application is to prove that the proposals will conflict with the reasons why condition 3 was placed on the permission. The reason as stated in the decision was to:

To control the appearance of the site and comply with Policies CC7 and CC8.

We will justify why the proposed development and how it complies with the policies CC7 and CC8.

Site Layout and Design

Policy CC7 ensures that new developments contribute positively to Reading's urban environment by promoting high-quality design. The policy aims to have developments respecting the surrounding layout, scale, density, materials, and landscaping. Furthermore, designs must reinforce local distinctiveness and respond to the historical and environmental context.

The proposed layout would make an efficient use of the site and provide storage containers for the site which benefits from a B8 Use.



The area surrounding the site is primarily industrial, with industrial buildings located to the south, east, and west of the site. The site is within the Portman Road Core Employment Area (EM2h), which is designated for industrial, and warehouse uses.

The proposals would include several storage containers which would be used for B8 self-storage purposes. The containers will reflect the industrial and warehouse nature of the area and of her Portman Road Core Employment Area. They are purpose built for storage purposes and the containers are to be double-stacked and are not buildings.

Furthermore a 2.4m paladin fence is proposed to provide security for the site. This proposal is not considered out of character.

The permission 190591 granted the erection of a two-storey building along the southern section of the site which would be taller than the double stacked containers. The proposals are considered not to harm the character of the area and reflect with the ambitions of Policy CC7.

Amenity

Policy CC8 aims to protect the living environment of existing and new residential areas by ensuring developments do not result in adverse impacts such as:

- Loss of privacy and overlooking
- Reduced daylight or overbearing structures
- Noise, vibration, or artificial lighting disturbances
- Harm to outlook and excessive traffic movements

As mentioned, the area is industrial in nature and there are no residential uses nearby and given the nature of the proposals, there will be no loss of privacy, impact on daylight or noise and vibration disturbances. The proposals will comply with the requirements set out in the approved Noise Impact Assessment.

Regarding traffic movements, this has already been considered by the approval of the temporary permission.

To the north of the site, however there is the National Rail Line. There must be consideration of how the proposals could impact the amenity and safety of the operation of the railway line.

In terms of lighting on the site, the proposals include LED programmable lights with motion and daylight sensors to prevent unnecessary lighting spill and skyglow. New LED units mounted to containers, with downward-facing beams to minimise boundary spill ensuring that the proposals will not have any affect on the operation of the railway line and ensuring that there is no safety impact the train services. The lights will be installed to follow ILP Guidance Notes GN01/21 to minimise obtrusive light. This is shown in the lighting plan supplied with this application.

It is therefore considered that the proposed development complies with the requirements of Policy CC8.



Conclusion

In conclusion, the proposed installation of storage containers at 127a Loverock Road is considered acceptable within the context of the temporary planning permission granted under application 231076. The site is located within a designated Core Employment Area, where B8 storage use is consistent with local planning policy objectives. The proposed storage containers are designed to be in keeping with the industrial character of the area and will be finished in a recessive dark green (RAL 6007) to minimise visual impact.

The design and layout of the site ensure compliance with Policy CC7, as the development maintains the site's functional use while integrating appropriate security measures, including a 2.4m paladin fence.

Additionally, the proposal aligns with Policy CC8 by ensuring no adverse impact on local amenity, given the absence of nearby residential properties and the inclusion of a sensitive lighting scheme with LED motion-activated fixtures to prevent light spill and sky glow.

Furthermore, the proposed use of the site will not conflict with the reasons for the imposition of Condition 3, which seeks to control the site's appearance under Policies CC7 and CC8 of the Reading Local Plan

The applicant is committed to maintaining the temporary nature of the storage use, as required under Condition 7, with the approved use ceasing by 13 December 2028.

On this basis, we respectfully request the Council's agreement to discharge Condition 3 and approve the proposed installation of storage containers as a necessary element of the approved temporary B8 use.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely

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