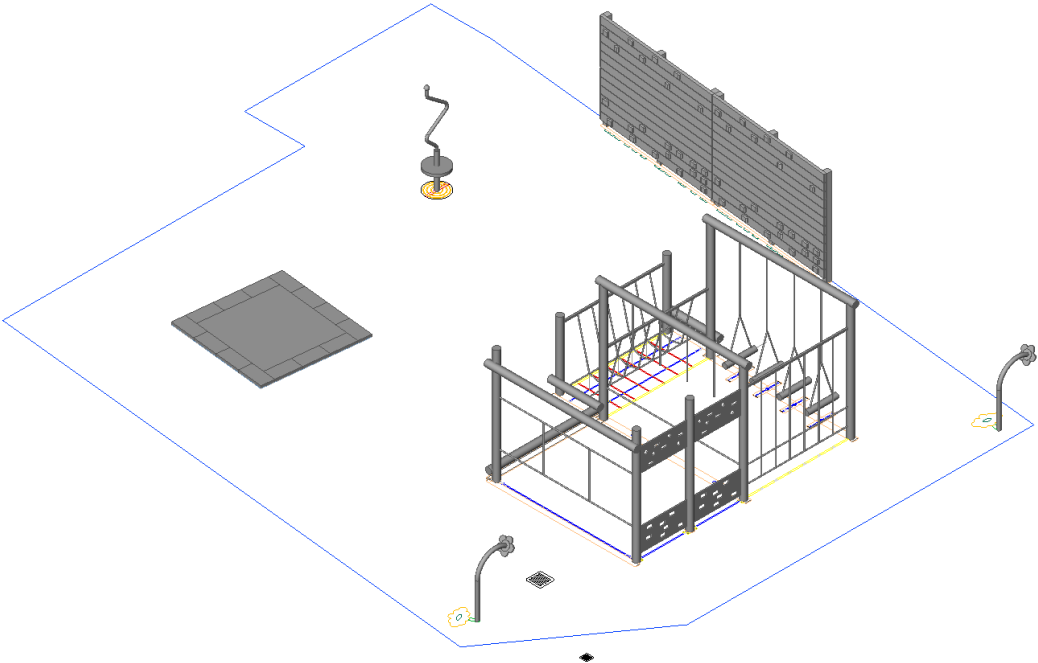


 Reading Borough Council		PLANNING STATEMENT
	Job No.	2046-2024
	Issued Date:	24 February 2025
PROPERTY SERVICES, CIVIC OFFICES, BRIDGE STREET, READING RG1 2LU	Revision:	

Project Title:	Oxford Road Community School - 2024 SEND Space
Client:	Reading Borough Council / Oxford Road Community School
Issued by:	Property Services, Property & Asset Management, Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU



PLANNING
STATEMENT

For

Upgrade external play equipment to SEND appropriate play equipment
at
Oxford Road Community School, Reading

Site Description

Oxford Road Community School

Located at 146 Oxford Road in Reading within the Castle Hill/Russell Street/Oxford Road conservation area. The primary school is a Grade II Listed two storey Victorian building, originally opened in 1881, and still retains many of its original features.

The school playground sits on a small plot, and currently has a purpose-built timber constructed play area at the rear. The rest of the playground is hard standing with various structures, and areas set aside for ball games.

Proposal

The proposal is to upgrade the playground equipment, by swapping out the timber constructed play area at the rear of the playground, for new play equipment, suitable for children with Special Educational Needs.

The play area to the rear will be redesigned. The existing equipment will be removed, and new SEND appropriate equipment will be installed.

Drawings:

2046/2024/P-01 - Location Plan

2046/2024/P-02 - Block Plan

2046/2024/P-03 - Ground Plan

2046/2024/P-04 - Elevations

2046/2024/P-05 - Existing View

2046/2024/P-06 - 3D_View

Planning Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm

Policy CC8 – Safeguarding Amenity

Policy EN1 – Protection & Enhancement of the Historic Environment

Policy EN3 – Enhancement of Conservation Areas

Policy EN14 – Trees, Hedges and Woodland

The main issues to be considered are as stated in the Pre-Planning Application Enquiry Response, Enquiry Reference: 240463.

THE NUMBERING BELOW IS AS THE Enquiry Response

a) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The existing outdoor space to the rear of the Oxford Road Community School is currently used as playground space and includes a large area of hard standing for playing a range of games such as hopscotch, ball games and bike riding, whilst an area approximately 10m by 13m is currently set aside for existing purpose built playground equipment constructed from timber and nearing the end of its lifespan.

The proposal includes replacing the equipment with purpose designed and built, SEND equipment for the students at the school. The new play area equipment will not increase the visual impact of the play area. The tallest play equipment, Adventure Trail, is 2.4m high.

The proposal would not be harmful to the school building or the neighbouring streetscape in terms of design and character

b) Impact on neighbouring residential amenity

Policy CC8 states that development will not cause a detrimental impact to the living environment of existing residential properties, in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development and harm to outlook.

The proposal includes replacing the equipment with purpose built SEND equipment for the students at the school, the new play area equipment will not increase the visual impact of the play area.

The tallest play equipment, Adventure Trail, is 2.4m high, and will not be taller than the existing play equipment, the proposal is also within the footprint of the existing equipment.

The design considerations would ensure that the proposed playground equipment would not be harmful to the adjacent neighbouring properties, located to the back and side of the existing playground. The considered height of the proposed equipment will not be harmful to daylight or be visually dominating.

c) Trees, Hedges and Woodland

Policy EN14 states individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

No trees will be removed for this proposal.

The areas affected by the proposal are areas of hardstanding, and are currently used as a playground

The site restrictions that have informed the decision to keep the proposal within the existing footprint, coupled with the proximity of the school building, offers no additional landscaping opportunities.

The proposal is essentially like-for-like, current use is for play equipment, and the proposed use is for play equipment.

This proposal will not reduce the provision of individual trees, groups of trees, hedges and woodlands

e) Protection of the Historic Environment

Oxford Road Community School:

Oxford Road Community School is Grade II Listed. Any proposal that would affect the listed building and affect the structure as a material change would be discouraged.

This application is to upgrade existing playground equipment within the same curtilage as the existing playground area and this is unlikely to harm the setting.

We have been advised in our Pre-Planning Application Enquiry Response, that there is no requirement to apply for Listed Building Consent with this application

f) Conservation Areas

Oxford Road Community School is located within a conservation area.

This application is to upgrade existing playground equipment within the same curtilage as the existing playground area and this is unlikely to harm the setting.

We have been advised in our Pre-Planning Application Enquiry Response, that the proposed upgrade to the existing playground equipment will NOT have an adverse effect on the Castle Hill/Russell Street/Oxford Road conservation area and therefore no additional documents are required with this application.

