

Supplementary Planning Agenda Planning Committee – 8th February 2022

Planning Applications

83. Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX Application No: 222367, Pages 419-469

Clarification on para 64 that all 10 proposed car parking spaces will have facilities for charging electric vehicles. EVC strategy to be secured by condition 9.

Clarification that in relation to the energy efficiency of the proposed flats and condition 10, the applicant's energy consultants have advised that the development could achieve CO2 savings of approx. 65% over the Building Regulations, Part L (2021) baseline and which would exceed the Council's policy requirement.

CGIs/visual street scenes have been submitted by the applicant. These are visualisations which seek to assist in the consideration of the application, but materials, landscaping and boundary treatments are all to be agreed as pre-commencement by conditions 3, 5 & 11. CGIs will be included within the presentation.

Clarification that the “wind tunnel” effect refer to by third parties is commonly associated to tall buildings in a city (over 20 storeys) that are in close proximity to one another. This creates a low pressure region, causing winds at ground level to move faster. In the case of this application, the existing relationship and separation distance between the subject building and the Lidl building opposite remains unchanged. Moreover, the Lidl building is 3 storey and the proposed development will result in a 4 storey building, which are not considered tall enough buildings to create a wind tunnel effect nor an adverse impact over and above the existing situation.

Add condition 23 – Window shutter details: Prior to first occupation of the flats hereby approved, details of the proposed internal window shutters on the north elevation shall be submitted to and approved in writing by the local planning authority. The window shutters shall be installed in accordance with the approved details and shall be permanently so retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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