

## DELEGATED APPLICATION REPORT

**Ward:** Thames

**App Ref:** 230204/FUL

**Address:** Mark Allen Cars, 149 Cardiff Road, Reading, RG1 8JF

**Proposals:** Extension to car repair workshop (Retrospective)

**Case Officer:** Gary Miles

**Applicant:** Mr Mark Allen

**Date received (valid from):** 2 March 2023      **Target Decision date:** 27 April 2023

**Note:** This retrospective planning application relates only to the 6.8m x 4.62m section shown on drawing no: 149 Cardiff Road-A103-Existing Plans and Elevations - dated February 2023 and does not validate any other part of the application site at 149 Cardiff Road, Reading, RG1 8JF.

### 1. SITE DESCRIPTION

The application site is a commercial unit operating as an automotive body repair business, located at 149 Cardiff Road. This part of Cardiff Road is flanked by commercial business units made up of an array of uses from automotive repairs and engineering, muck-away services to couriers. The commercial units are all very similar in appearance constructed of steel framed structures covered in sheet cladding. The site sits within Flood Zone 2. The site is not listed nor in a conservation area.

### 2. PROPOSAL AND SUPPORTING INFORMATION

A retrospective extension to the car repair workshop measuring 6.8m by 4.62m. The walls and roof are to be constructed using sheet cladding to a steel framed structure (similar to existing). The proposal includes a replacement steel roller door to the front elevation for vehicular access.

Plans and documents considered:

Application Form

Environment Agency Flood Map for Planning - dated February 2023

Drawing no: 149 Cardiff Road-A101-Location Plan - dated February 2023

Drawing no: 149 Cardiff Road-A102-Block Plan - dated February 2023

Drawing no: 149 Cardiff Road-A103-Existing Plans and Elevations - dated February 2023

Drawing no: 149 Cardiff Road-A104-Proposed Plans and Elevations - dated February 2023

Received by the Local Planning Authority on 7<sup>th</sup> March 2023

### 3. RELEVANT PLANNING HISTORY

None.

### 4. CONSULTATIONS

External:

The following addresses were consulted by letter.

147 Cardiff Road, Reading, Berkshire, RG1 8JF

Dec House, 145 Cardiff Road, Reading, RG1 8JF

64 Cardiff Road, Reading, RG1 8LL  
3 Barrett Court, 70 Cardiff Road, Reading, RG1 8ED  
Unit 1, 151-155 Cardiff Road, Reading, RG1 8JR  
Unit 5, 151-155 Cardiff Road, Reading, RG1 8JR  
Unit 3, 151-155 Cardiff Road, Reading, RG1 8JR  
Unit 4, 151-155 Cardiff Road, Reading, RG1 8JR  
4 Barrett Court, 70 Cardiff Road, Reading, RG1 8ED  
6 Barrett Court, 70 Cardiff Road, Reading, RG1 8ED  
Network Rail

1 letter of representation received from Network Rail - no objections to the retrospective extension to car repair workshop proposal as part of this application 230204/FUL only.

Internal:

Environmental Protection - no objections.

**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**

National Planning Policy Framework  
National Planning Practice Guidance

**Reading Borough Local Plan (2019)**

CC7 (Design and the Public Realm)  
EN18 Flooding and Sustainable Drainage Systems

**6. APPRAISAL**

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Flood Risk

- a) Principle of development

The principle of extending the workshop to the side where historically the land was open to the elements and used as workshop/vehicle access is generally considered acceptable based on the supplied documents as part of this application. The retrospective proposal is hidden from view to the front elevation and neighbouring properties, therefore it is considered acceptable regarding design, scale, and not causing adverse impact to neighbouring properties.

b) 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. From the documents supplied it is not expected that the proposal will cause an adverse effect to the character and appearance of Cardiff Road and the wider area of Reading. The proposal therefore complies with policies CC7 of the Reading Borough Local Plan 2019.

c) Flood Risk

The site is within Flood Zone 2, meaning a Medium to Low risk of flooding should a 1 in 100 year occur. The retrospective proposal increases the workshop footprint but not the overall footprint of the application site and is not expected to increase the likelihood of flooding should a 1 in 100 year flood occur. The proposal therefore complies with policy EN18 of the Reading Borough Local Plan 2019.

## **7. CONCLUSION**

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

## **8. RECOMMENDATION**

Recommended Conditions:

GRANT

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