

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: 230329/FUL

Address: Granby Tavern PH, 120 London Road, Reading, RG1 5AY

Proposals: Pergola to provide sun and wet weather protection over outdoor seating area

Case Officer: Gary Miles

Applicant: Swiss Bubble Limited

Date received (valid from): 14 March 2023 **Target Decision date:** 11 July 2023

1. SITE DESCRIPTION

The Granby is a Locally Listed Building in Reading, added to the list in November 2013. The building in its current form has been in place since the 1950s or later (a photograph of the building in its 1870s form exists in a 1955 photograph); however, the current building retains many features of the original and is attractive in its own right. The building is composed of two-storeys, in brick, clad with stucco to resemble stone, and has a handsome 2-bay composition with banded pilasters setting it off from the flanking. In addition, The Granby retains its original out-buildings (brick stable and stores) which is highly unusual. All are in good to fair condition, currently.

The Granby/ The Marquis of Granby has been a landmark public house on this site since at least 1830, the building is now a restaurant, currently trading as 'Fat Twins' and 'Kaspa's Desserts' under the Town and Country Planning (use Classes) (Amendment) (England) Regulations 2020 this type of business falls in to 'Class E' Commercial, Business and Service.



Site Location Plan

Site Photographs



With existing timber structure looking at eastern and northern elevations



2. PROPOSAL AND SUPPORTING INFORMATION

The application relates to a retrospective planning application 221259 for an unauthorised timber structure and fence. This application 230329, is to demolish an existing timber structure with fence and construct a Pergola with glass roof to provide sun and wet weather protection over an existing outdoor seating area. The proposal is for a Traditional Victorian style Veranda measuring 7m long and a projection of 3m. The pergola includes slender support posts with flute base and Victorian style roof support, constructed from aluminium in colour RAL:7024. The existing timber fence is to be replaced with planters and planting.

Plans & documents considered:

Planning Design & Access Statement

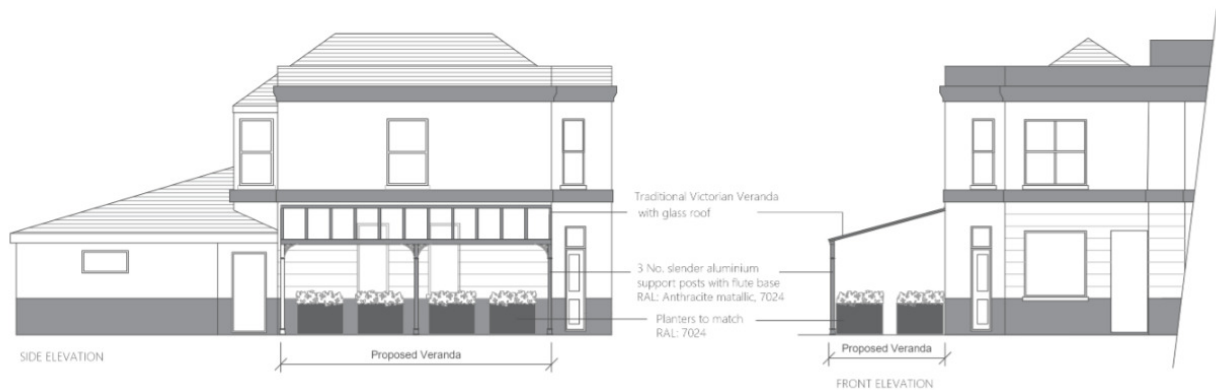
Drawing No. 1383A - Site Location and Block Plans, dated May 16th 2023

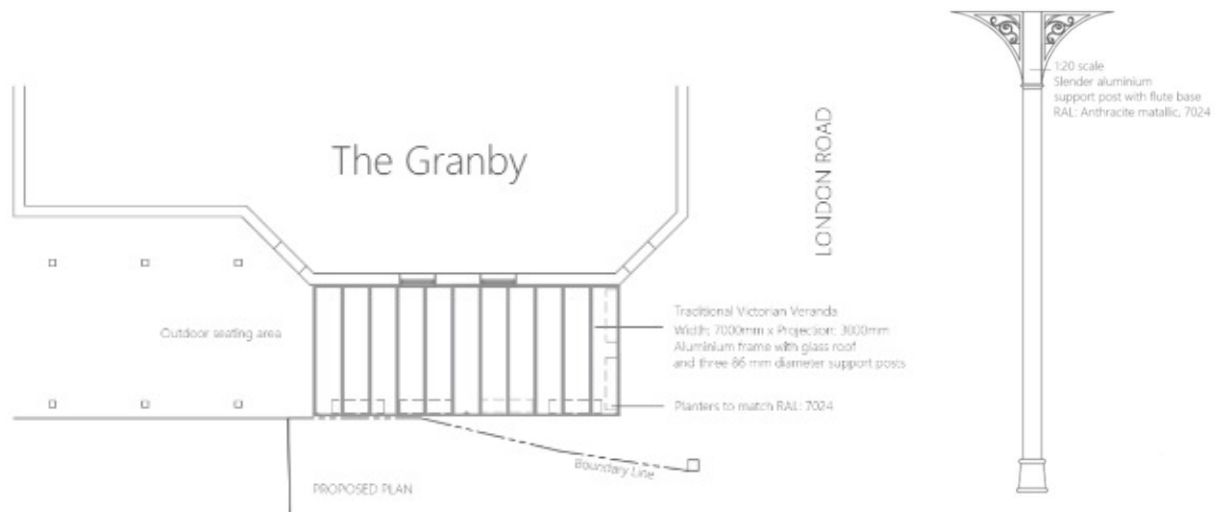
Drawing No. 1382A - Proposed Plan and Elevations, dated May 16th 2023

Received by the Local Planning Authority on 16th May 2023

Drawing No: 1382B - Proposed Plan and Elevations, dated July 6th 2023

Received by the Local Planning Authority on July 6th 2023





3. RELEVANT PLANNING HISTORY

211509/FUL: New entrance door (replacement of window) - Permitted Dec 2021

211277/ADV: 2 No. No fascia sign on rails, 4 No. Internally illuminated no fascia, 1 No. LED internally illuminated, 2 No. Internally hung sign, 1 No. Vinyl sign externally illuminated on the totem (Undetermined)

4. CONSULTATIONS

External

The following addresses were consulted by letter.

Flat 1, 6a Crown Colonnade, London Road, Reading, RG31 5LJ
 85 Norfolk Road, Reading, Berkshire, RG30 2EG
 10 Coventry Road, Reading, RG1 3NE
 6 Crown Colonnade, London Road, Reading, RG1 5BA
 2-4 Crown Colonnade, London Road, Reading, RG1 5BA
 5a Crown Colonnade, London Rd, Reading
 23 Alma Street, Reading, RG30 1JS
 Flat 1, 52 Morgan Road, Reading, RG1 5HG
 124 London Road, Reading, RG1 5AY
 22 Radstock Road, Reading, RG1 3PS

Letters of representation have been received as follows:

Comment Type: Observation

Received 18th April 2023

Name: Victoria

OX11 6AW

Comment: Seating Area always been there since its Pub days. I am a regular customer who works in Reading happy to support the proposal. And look forward to having some outdoor seating. Its good to see the additional security measures which the new owners have taken to create a safe parking space which I use on a regular basis.

Comment Type: Support

Received 21st April 2023

Name: Saniya Nawaz

Address: Calcot, Reading, RG31 7ZL

Comment: Going to Fat Twins is always a good experience, the food, the service and the environment is always pleasant. A pergola would add a good touch to this restaurant as outdoor seating is standard for most restaurants these days and sun/wet weather protection would complete it.

Comment Type: **Observation**

Received 21st April 2023

I tried to add my comments on proposition of the plan:

Having lived in the local area for over 15 years I am very pleased to see the potential improvement suggested in this planning. It will add a more appealing location for gathering and as a consequence bring more business into the district. The aesthetics proposed are in keeping with the character of the Granby building but also provide a much more attractive seating area than the previous garish fencing which was not only causing unnecessary shade on the neighbouring building but also didn't showcase the buildings full potential. Really excited that the owners are looking to invest in our area and keen for this to come to fruition. Definitely can see many locals and wider spread community using this as a new local. Roll on the summer!

Please can you add on my behalf.

Regards

MISS HUSSAIN

Comment Type: **Objection**

Received 24th April 2023

Dear Reading Borough Council Online Planning, My name is Farouk Bhatti and I am the business owner of 124 London Road, Reading, RG1 5AY.

My business shares a border with 120 London Road, the property subject to this planning application; I would like to submit some comments and objections to the proposals in association with Planning Application Number: 230329.

My first objection is that the location plans and drawings provided with this application are distorted and do not reflect the Land Registry's official title plan. I understand that detailed drawings were submitted through their design team; however, these drawings distort the actual boundary line. As such, the plans proposed conflict with and overstep the border onto 124 London Road, Reading, RG1 5AY. I have attached a copy of the official land registry plan. The existing structure which was built without any common courtesy or consideration already encroaches on the boundary for which I have attached photos below, their builders have damaged my guttering along the west side of 124 London Road, and they squeezed their unofficial structure in.

My second objection to the proposals relates to the length of the awning and how it encroaches on the neighbouring boundary with 124 London Road, Reading, RG1 5AY. If and when it rains, all the rainwater will flow onto the courtyard of 124 London Road, no provisions have been provided to prevent this disruption to the neighbouring property. The existing structure was erected without any planning authorisation which causes the same concern included with this objection. Please see the photo attached for reference. Not only does this provide a nuisance to 124 London Road, but the lack of care for excess water will also create a slippery surface on the adjacent property (124 London Road) and on the London Road footway itself which will increase the likelihood of slips, trips and falls. Overall, this will undoubtedly impact my business, creating an unpleasant (and somewhat dangerous) environment for my customers as well as causing unnecessary wear and tear to my outdoor furniture.

The third objection is against the fact that once again, no bins have been provided for their customers wishing to use the outdoor seating area. We, at the adjacent property at 124 London

Road are constantly picking up after all the litter dropped by customers of Fat Twins and Kaspas. Please see the attached photos of litter found regularly in the bins, by the bins, on the floor of 124 London Road and more often seen in the surrounding area. Another objection would be to the suitability of the awning in such a windy corner. I understand that awnings are designed with elements of weatherproofing; however, there is insufficient evidence provided that the structure would be suited to the high winds which frequent the area between 124 and 120 London Road. The existing structure is an eyesore and does not suit the listed building and I do not have faith in the new design. I would strongly object to the awning if it was plastered with more Kaspas and Fat Twins logos, my business is already hidden back from the road and the occupants of 120 London Road have plastered their brands and logos right in front of my property by erecting a 1.5m illuminated sign as well as other signage along the east side of 120 London Road and at the front of 124 London Road which they do not have planning permission for.

Finally, I would like to object on the grounds that the proposals have and will continue to greatly impact my business at 124 London Road, Reading. All we want is to keep selling our burgers and looking after our loyal customers without having to worry about losing our livelihood because of a huge outbuilding blocking the view of our restaurant. We hope our neighbours will try to coexist peacefully with us without trying to block us out - we're sure Cemetery Junction is big enough for both of us.

We're a small independent business that loves what we do, at a time when it's never been harder for hospitality businesses, my business is a small detached property to the east of 120 London Road, the proposals will block the entire frontage of 124 London Road to pedestrians and vehicles approaching from the west. 124 London Road is set back from the main high street and because of its situation, any construction work, any temporary or permanent structures, awnings, signage or even fencing between the two buildings will greatly impact my business, particularly structures towards the front (southeastern) side of 120 London Road. As a small business, the lack of visibility from the road has a huge impact on our trade. If we're not seen, how are people to know we are here? Our shop is quite small, it's set back and this pergola only hides us more from view. It is damaging to our survival in this cutthroat environment. I have attached a photo which will clearly show how any such structure including those illustrated within this proposal will have a detrimental effect on my business.

Kind regards,
Farouk Bhatti
Smash N Grab

Comment Type: Unknown

Received 24th April 2023

To whom it may concern:

As you may know, the application for extension area of Fat Twins/Kaspas for the second time although got banned for the first application. Apart from legal issue, it is inappropriate to do business killing others on the street. Injustice is all around but the Council is the key to put it right. As one of royal customers to Smash & Grab burgers, I would request you to consider deeply in this regards.

Thank you for your further consideration and action.

Looking forward to hearing from you.

With best wishes,
Sareeya Galasintu

Comment Type: Observation

Application Number: 230329

Received 30th May 2023

Name: Farouk Bhatti

Address: 124 London Road, Reading, RG1 5AY

Comment: Having looked at the revised plans, I still feel the changes have not overcome the concerns regarding obscuring the adjacent property (Smash N Grab, 124 London Road) and the impact this will have on the business. It most certainly has not addressed the concerns about excess rainwater flowing onto the courtyard of Smash N Grab which is likely to become slippery during such conditions which may result in a pedestrian tripping and falling down in the courtyard or on the London Road footway. Guttering and/or the drainage of excess water have not been considered in this proposal. "The proposal ensures no overbearing impact upon the residential amenities of neighbouring properties" This statement has been dismissive of our neighbouring commercial property next door. They have not even considered us and the overbearing impact it has on our property by obscuring our view from inside the shop as well as obscuring us from view from the road. For years no business has crossed the boundary of where the bollards were situated originally as they were respectful of their smaller neighbour and the impact they will have on their business.

Comment Type: Support

Received 15th June 2023

Name: Mrs Khan

Address: East Reading

Comment: Very much in support of the proposal on behalf of Fat Twins. The amended plans will elevate the aesthetics of this previously neglected building, bringing an element of freshness and rejuvenation to the area.

The Granby is and has always been, architecturally positioned close to the main road. The neighbouring eatery is and has always been positioned further back, clearly visible when entering Reading but has never been visible exiting Reading. Even stationary at the traffic lights Smash n Grab is concealed from view. To resolve this would be to exhume the Granby structure, dig deep and place it parallel to Smash n Grab. This may solve the absurd argument regarding blind spots and dead zones. Over my 43 years of local residency the hut, has previously housed many successful businesses such as florists and food outlets simply due to word of mouth marketing. Furthermore, the ludicrous notion that Smash n grab benches get wet when it rains is perplexing as their outdoor seating area is uncovered and as we all know, rainwater falls from the sky. Astonished and disappointed in Smash n Grab and their promoting of social media hate campaigns/bullying against local businesses.

Executing my support of local business mantra and in favour of Fat Twins and the exciting outdoor area.

Many thanks

Comment Type: Support

Received 15th June 2023

Dear Sir/Madam,

Very much in support of the proposal on behalf of Fat Twins. The amended plans will elevate the aesthetics of this previously neglected building. Bringing an element of freshness and rejuvenation to the area. The Granby is and has always been, architecturally positioned close to the main road. The neighbouring eatery is and has always been positioned further back, clearly visible when entering Reading but has never been visible exiting Reading. Even stationary at the traffic lights Smash n Grab is concealed from view. To resolve this would be to exhume the Granby structure, dig deep and place it parallel to Smash n Grab. That might solve the absurd argument regarding blind spots and dead zones. Over my 43 years of local residency the hut, has previously housed many successful businesses such as florists and food outlets simply due to word of mouth marketing. Furthermore, the ludicrous notion that Smash n grab benches get wet when it rains is perplexing as their outdoor seating area is uncovered and as we all

know, rainwater falls from the sky. Astonished and disappointed in Smash n Grab and their promoting of social media hate campaigns/bullying against local businesses. Executing my support of local business mantra and in favour of Fat Twins and the exciting outdoor area.
Kind regards
Tahaira khan
Local resident

Internal

Environmental Health Officer:

Environmental Protection concerns

- *Noise arising from development*

Noise generating development

If the pergola was to be used late at night then there is the potential for nearby residents to be disturbed by noise from customers, as the customers are sheltered from the weather therefore there are likely to be more people using the outdoor seating for longer hours than if the pergola was not present. I therefore recommend the hours of use be restricted.

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)
CC8 (Safeguarding Amenity)

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location,

materials and design, and any important existing building line. **Policy CC7** also sets out relevant considerations for design.

Officers have worked closely with the owners and agent, and are satisfied that the proposed Traditional Victorian style Veranda which includes slender support posts with flute base and Victorian style roof support, constructed from aluminium in colour RAL:7024 finished with a glass roof and planter boxes finished in a dark colour will be an attractive alternative to the existing timber pergola structure. The proposal includes a glass roof which will not only allow daylight in and out but will make the building less obtrusive allowing the host building to be seen and not hidden from sight by a timber or polycarbonate roof design. It is considered the proposal will be attractive and enhance the existing Victorian building.

Planning Officers consider the proposal to be compliant with policies CC7 & H9 of the Reading Borough Local Plan 2019.

Residential Amenity

There are no neighbouring residential properties adjacent to the eastern elevation of 120 London Road, therefore Officers do not believe the proposed Traditional Victorian style Veranda will be harmful to neighbouring residential properties. The proposed structure is sited largely on the footprint of an existing timber structure and a 6 ft tall timber fence which has been in place for over 10 years albeit smaller in scale. The proposed Victorian style Veranda will be constructed wholly on private land, land owned and maintained by the owner of 120 London Road. The proposed structure will be less intrusive than that of the existing, considered less overbearing to the neighbouring properties and to the host building. The proposed structure is not considered to be harmful to the loss of light as the glass roof will allow daylight to flood in and flow out. Privacy is not considered to be affected with this proposal.

Planning Officers consider the proposal to be compliant with policies CC8 of the Reading Borough Local Plan 2019.

Protection and Enhancement of the Historic Environment

Policy EN1 states: All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Locally Important Heritage Assets

Policy EN4 states: Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals.

In determining this application, Officers have met with the owners and agent, listened to concerns and worked closely to reach the design and style of the final proposal. Officers are confident that the proposed Traditional Victorian style Veranda which will measure 7m long by 3m wide, supported by Victorian style roof support and flute base constructed from aluminium and finished off with dark coloured planter boxes and associated planting, will, be composed in a fashion that enhances the appearance of the principal façade and host building. Planning Officers are therefore satisfied that the proposals are compliant with policies EN1 and EN4 requirements 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

GRANT

Recommended Conditions:

TL1

AP1

M3

N16