

DELEGATED APPLICATION REPORT

Application No: 230054/FUL

Address: 109 Wokingham Road

Proposal: Installation of rear kitchen extraction and ventilation system

Case Officer: Beatrice Malama/Ethne Humphreys

Target Date: Originally 7/6/2023; EOT agreed until 27/10/2023

Site Description and Surrounding Area

The application site comprises a three storey mid-terraced property, located on the north east side of Wokingham Road. The site is within the Wokingham Road Major Local Centre. The ground floor comprises a Class E unit. A residential flat is located at the first floor. The surrounding area comprises a mix of commercial and residential uses.

Proposal

The proposal is for the installation of rear kitchen extraction and ventilation system with internal fan.

Plans Considered

Noise Assessment by DAA Group dated 25th September 2023 Issue 01

Odour Assessment

Existing and Proposed Elevations PL02 Rev A

Received 9th October 2023

Planning Statement

Carbon Filter Spec LONGAR Type 8

Attenuator Spec

Turret Mountings

Axial Fan Spec

Received 12th April 2023

Location Plan

Received 21st February 2023

Relevant Planning History

None.

Consultation Responses

Nearby properties were notified by letter. No letters of representation were received.

Environmental Protection - Further to submission of noise and odour assessments, no objection subject to conditions requiring the equipment and insulation to be installed as per the assessments and restriction of hours of equipment. Discussed below.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework 2023

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN15 - Air Quality

Policy EN16 - Pollution and Water Resources

Policy EN17 - Noise Generating Equipment

Policy RL3 - Vitality and Viability of Smaller Centres

Appraisal

Principle of development

The application site is in use as a restaurant. It was previously a hair salon; however, has been converted into a restaurant under permitted development (same use class).

The proposal as originally submitted was for takeaway use and extraction/ventilation equipment.

The site falls within a Major Local Centre as defined within the Reading Borough Local Plan 2019. Policy RL3 (Vitality and Viability of Smaller Centres) states that within district, major local and local centres, development will be permitted provided that:

- There would be no more than 2 consecutive A5 takeaways, and no more than 30% of the length of the Key Frontage would be in takeaway use.

No's 115 and 117 Wokingham Road are in takeaway use and as such the proposed takeaway use for No.109 would result in 3 consecutive A5 takeaways. Furthermore, this would result in more than 30% of the key frontage being in takeaway use. This would be contrary to Policy RL3. The applicant was advised of this and confirmed omission of the takeaway element of the scheme.

Notwithstanding the above, to facilitate the restaurant use, the application proposes kitchen extraction/ventilation equipment which does require planning permission, discussed further below.

Design and impact on the character of the surrounding area

Policy CC7 (Design and the Public Realm) requires all development *“to be of a high design quality that maintains and enhances the character and appearance of the area”*.

An extract duct is proposed at the rear of the building. Whilst the duct would not be in keeping with the character and appearance of the original building, in the context of the scheme it is considered an appropriate, essential addition. This is not dissimilar to other properties along this part of Wokingham Road and would not be readily visible in the street scene. There would be some limited views of the extraction system from certain angles but these views are not considered harmful such to warrant a refusal. In accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Impact on neighbouring amenity

Policy EN16 (Pollution and Water Resources) addressed pollution and EN17 (Noise Generating Assessment) specifically noise. Policy CC8 (Safeguarding Amenity) requires development to not cause detriment to residents including from noise and smell.

The application site relates to ground floor premises only; however, residential accommodation, a sensitive receptor, is located at the first floor. The proposed use would generate noise and odours, potentially harmful to occupants of the residential accommodation. Accordingly, a noise assessment and a statement of odours has been supplied during the course of the application. The Council's Environmental Protection officer has confirmed that with the proposed mitigation in place, the proposal will be acceptable in terms of internal noise transfer and in terms of noise and odour from the extract. The installation and operation of the proposed extract duct would be secured by condition.

Whilst the extract equipment is considered compliant with the night time noise criterion, the proposed closing time of 2am (stipulated on the application form) is very late for it to be operating at this location, and with the extraction equipment located close to the upper floor residential window. Given that this application does not relate to the use as a restaurant itself, the opening and closing hours of the restaurant cannot be controlled. It is, however, considered reasonable and necessary to condition use of the extraction equipment. In line with other nearby restaurant/takeaway operations, a condition is proposed restricting the extraction use until 11.30pm Mondays - Saturdays and until 10.30pm Sundays and Bank Holidays. With this condition, the proposals are considered in accordance with Policies CC8, EN16 and EN17 of the Reading Borough Local Plan 2019.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weighs in favour of granting planning permission subject to conditions.

RECOMMENDATION GRANT