

## DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 230795/FUL

Address: 115 Wokingham Road, Reading, RG6 1LH

Proposals: Single storey rear extension, proposed new shopfront, illuminated front fascia, box sign or roller shutters. Retrospective

Case Officer: Marcie Rejwerska

Date received (valid from): 10 August 2023

Target Decision date: 5 October 2023

### 1. SITE DESCRIPTION

The application site comprises a mid-terrace three storey property which includes a hot food takeaway on the ground floor with a residential flat above, currently vacant. The residential flat has been previously accessed internally via the business, but the applicant has since created a new separate entrance at the front elevation.

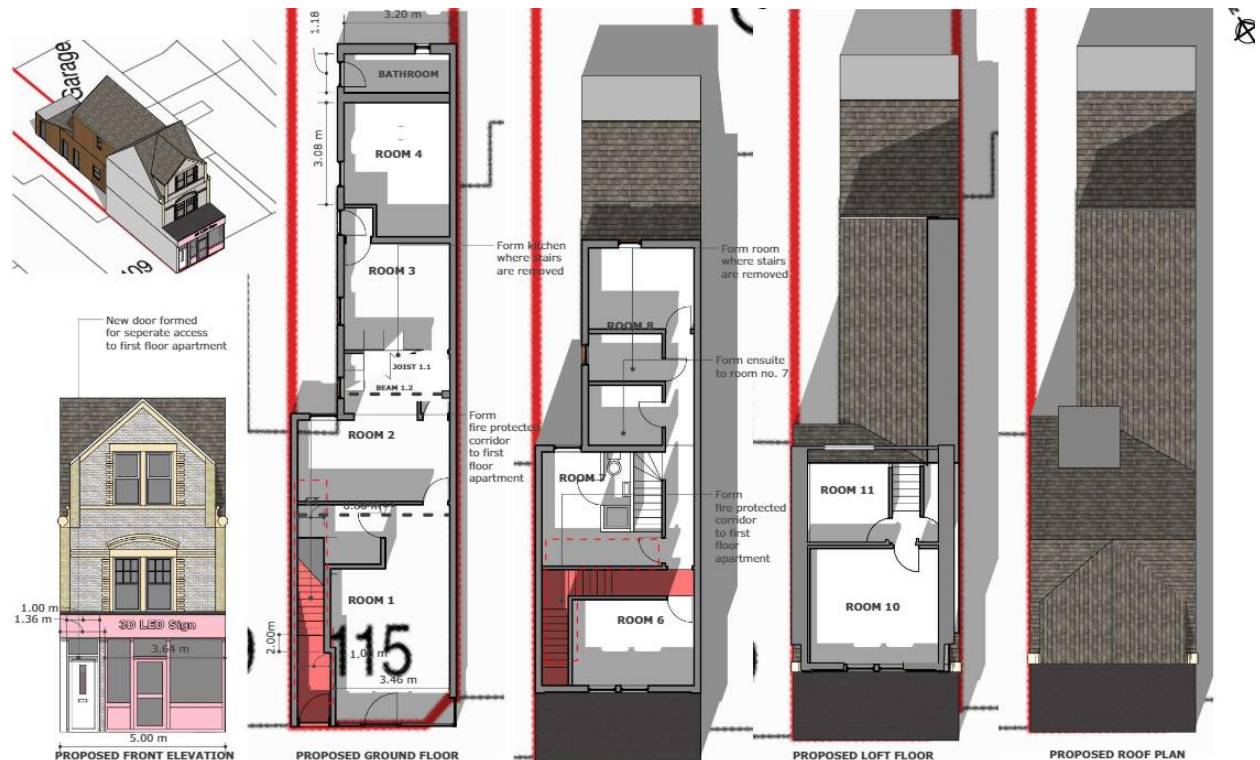


Application site as seen from Wokingham Road. Image taken from Google Maps on 08/11/2023.

The surrounding area is a mix of retail and hot food takeaway units on ground floors with residential above. Alfred Sutton Primary School is located directly across the road from the application site. The property is not listed nor in a conservation area. The application site is within the Air Quality Management Area.

## 2. PROPOSAL AND SUPPORTING INFORMATION

Retrospective planning permission is sought for a single storey rear extension, shopfront alterations, a new illuminated fascia board and roller shutters.



### Plans considered:

Location Plan, dated 26 May 2023, received 12 June 2023  
Existing Block Plan, dated 26 May 2023, received 12 June 2023  
A03 Existing Elevations, dated 24 July 2023, received 24 July 2023  
A01 Existing Plans, dated 6 June 2023, received 12 June 2023  
A03 Proposed Site Plan, dated 12 June 2023, received 12 June 2023  
A04 Proposed Elevations, dated 24 July 2023, received 24 July 2023  
A02 Proposed Plans, dated 7 June 2023, received 12 June 2023

## 3. RELEVANT PLANNING HISTORY

None.

## 4. CONSULTATIONS

### Non-statutory:

CCTV - This planning proposal will have no impact on CCTV.

Transport - The proposal does not change parking provision or impacts the highway. The retail unit will continue to be serviced in the same way and the area has extensive restrictions in place preventing unauthorised parking therefore there are no Transport objections to this application.

Planning Enforcement - No response received.

Public:

The following addresses were consulted by letter:

3 Pitcroft Avenue, Reading, RG6 1NH  
1a Pitcroft Avenue, Reading, RG6 1NH  
1 Pitcroft Avenue, Reading, RG6 1NH  
109 Wokingham Road, Reading, RG6 1LH  
Alfred Sutton School  
117 Wokingham Road, RG6 1LH

No letters of representation have been received.

## **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 and Guidance**

National Planning Policy Framework  
National Planning Practice Guidance

### **Reading Borough Local Plan (2019)**

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT  
CC5: WASTE MINIMISATION AND STORAGE  
CC7: DESIGN AND THE PUBLIC REALM  
CC8: SAFEGUARDING AMENITY  
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS  
OU4: ADVERTISEMENTS  
OU5: SHOPFRONTS AND CASH MACHINES

### **SPD**

Design Guide to Shopfronts (2022)

### **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.

## **APPRAISAL**

### **Design and impact on character**

Policy CC7 states "Developments will also be assessed to ensure that they:

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*

- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.”*

It has not been possible to complete a full assessment of the proposal due to inaccuracies on the proposed drawings, which include;

- Inconsistencies between proposed floor plans and proposed elevations in relation to layout of proposed external doors and windows
- Existing rear dormer not drawn on the proposed plans
- Internal dividing walls have been drawn incorrectly
- Inconsistencies in the scale of the proposed fascia board on the front and side elevation drawings

In addition, it is evident from an external inspection of the site carried out by the case officer that the existing stall risers have been removed, which is not in accordance with the submitted proposed plans which indicate the stall risers to remain as existing. As such, it is not clear what the retrospective proposal fully entails.

The proposed shopfront, as per the submitted drawings, is acceptable in principle, however, the submitted drawings have inconsistent scales, and it is not possible to make a full assessment.

Turning to the proposed rear extension, it is similarly considered acceptable in principle in terms of the proposed footprint, however, due to the inaccuracies on the submitted plans in relation to the proposed window and external door layout, it is not possible to make a full assessment.

The case officer contacted the agent on 19 September, 27 September, and 11 October. On 19 October the case officer set a deadline of 2 November by which time amended plans should be submitted, and chased on 31 October to request amended drawings, which have not been forthcoming by the set out deadline. Therefore, any further assessment of this application has not been possible.

The application is therefore contrary to Policies CC7 and OU5 of the Reading Borough Local Plan 2019.

### Amenity

Policy CC8 states that *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*

- *Dust and fumes;*
- *Smell.”*

There is no change of use proposed for the ground floor hot food takeaway on the ground floor of the property. The case officer raised the question with the agent as to whether the applicant would be using the existing kitchen extract unit, or whether a new kitchen extract is proposed, but the agent has not supplied any information in relation to this. Although this raises a concern, kitchen extract details could be secured via condition and, therefore, it is not considered reasonable to refuse the application on this basis.

The proposal also does not contain sufficient information to demonstrate that the surrounding residential properties will not be harmed by the proposed illuminated fascia, which has not been accurately demonstrated on the plans. Additionally, no information has been provided in relation to luminance levels.

The proposal is therefore considered contrary to Policy CC8 and OU4 of the Reading Borough Local Plan 2019.

### **Conclusion**

It has not been possible to complete a full assessment of the application due to inaccuracies in the submitted proposed drawings as outlined above, and therefore the application is recommended for refusal on this basis.

### **RECOMMENDATION**

**REFUSE**

Due to the following reasons:

1. The proposal fails to provide accurate plans and elevations of the proposed works, including the proposed rear extension and the proposed shopfront alterations. The drawings of the proposed shopfront do not accord with the works already undertaken on site and therefore it has not been made clear what the proposal entails. The Local Planning Authority cannot therefore reliably determine this application and ensure no harm to the street scene or neighbouring properties. The proposal is therefore contrary to Policies CC7, CC8, OU4 and OU5 of the Reading Borough Local Plan 2019.