

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230661/FUL

Address: The Grosvenor Ph, 109 Kidmore Road, Caversham, Reading, RG4 7NH

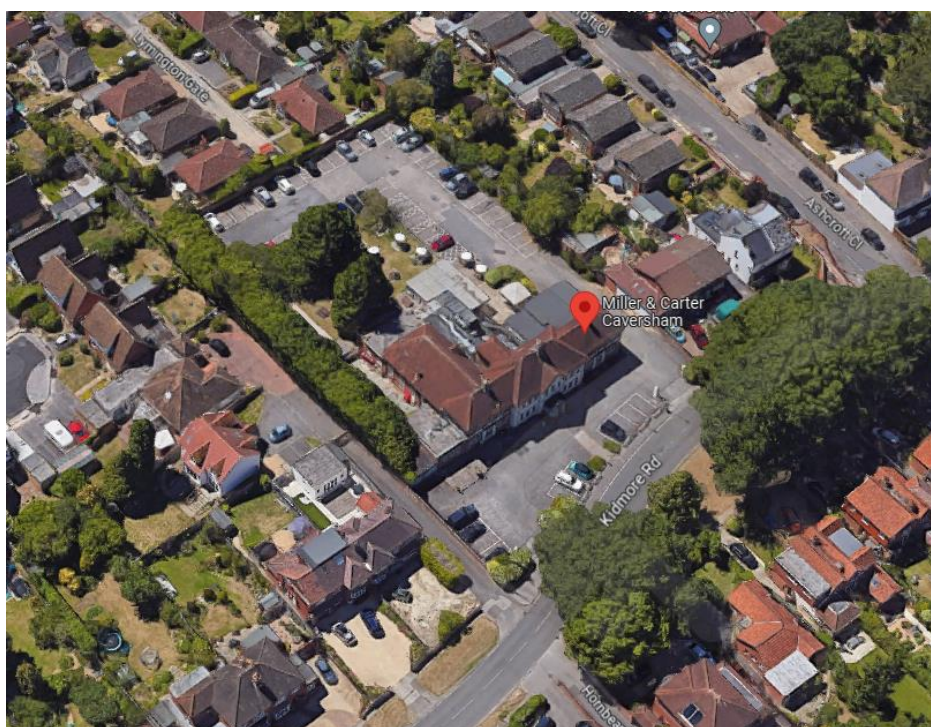
Proposals: Revised kitchen extract system/ventilation system to be mounted on a rear flat roof, to replace the existing system (Part retrospective)

Case Officer: Marcie Rejwerska

Date received (valid from): 15 May 2023 Target Decision date: 17 August 2023 (ext.)

1. SITE DESCRIPTION

The application site comprises premises of Miller & Carter Steakhouse, formerly The Grosvenor Ph, on Kidmore Road in Caversham. The premises comprise the main property with a rear single storey extension, a rear beer garden and parking which wraps around the property. The surrounding area is residential.



Location of application site. Image taken from Google Maps on 16 August 2023.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part-retrospective proposal for a new kitchen extract unit.

The kitchen extract unit has been installed and the proposal includes measures to address odour and noise complaints from the neighbouring residential units. The proposal also includes timber fencing around the extract unit to screen the unit from view.



Plans considered:

B3829 Rev A, Planning Statement, dated 22 December 2022, received 15 May 2023

9599-100-00, Site Location Plan, dated 13 January 2022, received 15 May 2023

9599-101-00, Block Plan, dated 15 May 2023, received 15 May 2023

MACCR-01, Ventilation Detail, dated 29 June 2022, received 15 May 2023

P22-530-R01, Mechanical Plant Noise Assessment, Hepworth Acoustics Ltd, dated February 2023, received 15 May 2023

4672/230 Rev B, Existing & Proposed Extract & Supply System, dated April 2022, received 1 August 2023

3. RELEVANT PLANNING HISTORY

- 940230 - Extensions and alterations to existing Public House. - Application permitted
- 940527 - Extension and alterations to existing Public House. - Application refused
- 950205 - External alterations to existing public house to incorporate new entrance/exit doors and provision of new fire escape to rear elevation new door to replace an existing window on side elevation. Provision of external children's play area - Application permitted
- 950271 - Replacement signage items - Application permitted
- 960721 - Alterations to public house including pergola, patio areas and fencing to enclose garden. - Application permitted
- 990100 - Pergola on front elevation and new air conditioning unit to the rear of The Grosvenor Public House - Application permitted
- 990182 - Erection of Beacon with Illuminated Advertisement Signage and one Flag - Application refused
- 990447 - Provision of individual lettering signage - Application permitted
- 990678 - Erection of dwarf wall and railings - Application permitted
- 990884 - Erection of a Beacon Structure at Front of Site and Erection of 2 Sets of White Gate Posts - Application refused; allowed at appeal
- 080053 - Covered pergola, fencing and screening to act as a smoking shelter with lights, heating and furniture at the rear of the premises (retrospective) - Application permitted
- 121860 - Externally illuminated lettering to front elevation of public house - Application permitted

- 162101 - New external structure (pergola) to rear elevation, alteration to the front façade, new porch and replace existing shiplap boarding and replace fence around refuse area with 2.1m high close boarded fence. - Application permitted
- 162132 - 1 x no. illuminated post sign, 1 x no. set of letters, 10 x no. aluminium panels - Application permitted
- 220380 - New building and car park signage - Application permitted
- 220450 - Refurbishment including demolition of existing entrance lobby with wall infill and x3 window replacement, new location of entrance lobby, changes to fenestration, parking and external seating. Replacement fencing and jumbrella with lighting, bull statue, and new service yard. - Application permitted

4. CONSULTATIONS

Non-statutory:

Environmental Protection - No objections subject to conditions.

Public:

The following addresses were consulted by letter.

109b Kidmore Road, Caversham, Reading, RG4 7NH
 3 Lymington Gate, Caversham, Reading, RG4 7JT
 5 St Davids Close, Caversham, Reading, RG4 7PX
 6 Ashcroft Close, Caversham, Reading, RG4 7NU
 10 Ashcroft Close, Caversham, Reading, RG4 7NU
 6 St Davids Close, Caversham, Reading, RG4 7PX
 107a Kidmore Road, Caversham, Reading, RG4 7NH
 107 Kidmore Road, Caversham, Reading, RG4 7NH
 107b Kidmore Road, Caversham, Reading, RG4 7NH
 4 Ashcroft Close, Caversham, Reading, RG4 7NU

Letters of representation have been received as follows:

- 1 letter of support
- 1 objection citing the concerns relating to noise and odour, why the kitchen extract had been changed and whether the extract can be screened from view.

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 and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN15: AIR QUALITY

EN17: NOISE GENERATING EQUIPMENT

APPRAISAL

Character and appearance

Policy CC7 states that *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

The applicant has added a 1.2m high timber fence around the kitchen extract as a screening solution. This is considered sufficient to address the objections raised and acceptable in planning terms.

Amenity

The main amenity concerns relate to noise and odour pollution. The application was received following complaints from the neighbouring residential properties to the Environmental Protection Team.

Policy EN15 states that *“Development should have regard to the need to improve air quality and reduce the effects of poor air quality. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated.”*

Additionally, Policy EN17 specifies that *“Where noise generating equipment is proposed, the noise source specific⁶¹ level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.”*

The applicant has submitted a noise assessment which was found to be acceptable by the Environmental Protection officer. As not all mitigation measures have been implemented, a condition is recommended to secure a second follow-up noise assessment to ensure that the recorded noise complaints have been resolved.

The odour control measures proposed within the Planning Statement are also considered a significant improvement, as there are currently no measures in place for odour control.

The proposal is therefore considered acceptable to resolve the issues currently present at the application site.

Conclusion

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (As Specified)
4. Noise Levels of Plant/Equipment Restricted
5. Noise Assessment
6. Ventilation & Extraction (As Submitted)