

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 230702/FUL

Address: 146 Friar Street, Reading, RG1 1EX

Proposals: Temporary dropped kerb/ vehicle crossing

Case Officer: Gary Miles

Applicant: Thackeray Estates Reading Investments Ltd

Date received (valid from): 23 May 2023 **Target Decision date:** 4 October 2023

1. SITE DESCRIPTION

The overall application site is made up of a series of retail units, the area for the application fronts on to Friar Street and is situated very close to the busy junction with Queen Victoria Street within the Town Centre of Reading. The application specifically relates to the footway in front of 146 Friar Street, which is currently constructed of block paving with granite kerb stones. The footpath is raised approximately 6 inches higher than the carriageway.

2. PROPOSAL AND SUPPORTING INFORMATION

This application is for a temporary dropped kerb / vehicle crossing to allow vehicles to access the land in association with 1-15 Queen Victoria Street / 145-148 Friar Street following the demolition of 146 Friar Street and to facilitate works in connection with planning permission ref: 221232.

Plans considered:

Drawing No: UK Planning Maps - 1-3, Queen Victoria Street, Reading, RG1 1SY-Site Location Plan

Drawing No: J32-7403-PS001-Proposed Dropped Kerb and Temporary Suspension of Loading Bay-dated May 23

Drawing No: J32-7403-AT-A02-Swept Path Analysis-Large Tipper-dated April 23

3. RELEVANT PLANNING HISTORY

The council has no planning history specifically relating to the footpath in front of 146 Friar Street.

4. CONSULTATIONS

The following addresses were consulted by letter.

147 Friar Street, Reading, Berkshire

145 Friar Street, Reading, Berkshire, RG1 1DH

No letters of representation have been received.

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)

TR3 (Access Traffic and Highway-related Matters)

6. APPRAISAL

Character and Appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality.

This application is for a temporary dropped kerb / vehicle crossing to allow vehicles to access the land in association with 1-15 Queen Victoria Street / 145-148 Friar Street following the demolition of 146 Friar Street and to facilitate works in connection with planning permission ref: 221232.

The application is temporary rather than permanent, therefore officers do not consider the proposed works would cause harm to the character and appearance of the existing street and wider street scene. The proposal therefore complies with Policy CC7 of the Reading Borough Local Plan 2019.

Transport Matters

The works comprise of the dropping of the kerb, strengthening of the footway. It is stated that the vehicle crossing would be required from August 2023 to July 2024. A Temporary Traffic Regulation Order (TTRO) will also be required to prohibit use of the existing loading bay which fronts the site on Friar Street. Once grounds works have been completed, the footway will be re-instated.

Measures will be in place to ensure pedestrians and cyclists are able to move safely around the site. When vehicles access and egress the site through 146 Friar Street, concertina gates will be used as well as banksmen and construction staff to separate vehicles from pedestrians and cyclists along the access route.

There are no transport objections to the proposed temporary dropped kerb/vehicle crossing.

7. CONCLUSION

The proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposal is therefore recommended for approval, subject to the following conditions.

8. RECOMMENDATION

GRANT

Conditions:

AP1

TL5

Informatives:

IF3

I29