

DELEGATED APPLICATION REPORT

Application No. 221297

Address: 1 Chapel Hill, Tilehurst, Reading RG31 5BT

Proposal: Change of use from Laundry to Mixed use "Laundry and Take Away" with installation of external flue

Target Date: 29 November 2022 (ext.)

Case Officer: Marcie Rejwerska

Site Description and Surrounding Area:

The application site comprises a laundrette (Sui Generis) on the corner of Chapel Hill and Park Lane. The surrounding area is a mix of residential and commercial on Park Lane and falls just outside of the Tilehurst Triangle district centre. Chapel Hill and Park Lane are both classified roads on the highway network. The unit is part two storey, comprising a residential unit on the first floor. The property is neighbouring to residential properties on Chapel Hill. The unit is set back from the road and a paved driveway provides 4 off road parking spaces.



Location of 1 Chapel Hill. Image taken from Google Maps on 20 November 2022.

Planning permission is sought for part conversion of the laundrette to hot food takeaway (Sui Generis). No enlargement is proposed to the property. Internal alterations will separate the existing unit into two and an external flue vent is proposed on the roof of the unit.

Plans/documents Considered:

Noise Impact Assessment, produced by Noise Assessments Ltd, dated 14 August 2022, received 10 October 2022

Odour Impact Assessment, produced by Noise Assessments Ltd, dated 14 October 2022, received 5 September 2022

ART/2022/USE1CH/SPLP, Site location plan, received 5 September 2022

ART/2022/USE1CH/EE, Existing elevations, received 5 September 2022

ART/2022/USE1VH/PE, Proposed elevations, received 5 September 2022

ART/2022/USE1CH/ELPL, Existing and proposed plans, received 5 September 2022

Site photos, received 5 September 2022

Relevant Planning History:

None.

Public Consultation:

The following addresses were consulted by letter:

2 Chapel Hill, Tilehurst, Reading

2 Park Lane, Tilehurst, Reading

2A Park Lane, Tilehurst, Reading

2B Park Lane, Tilehurst, Reading

6 objections received citing concerns as follows;

- Potential litter problems
- Odour
- Parking issues likely to arise due to location of the site on the corner of Chapel Hill and Park Lane
- No need locally for additional takeaway

The above concerns have been addressed within this report.

Site notice was displayed on site by the applicant.

Consultation Responses:**Environmental Health -****Noise - delivery hours / waste collections/ opening hours**

I have concerns about the potential for noise disturbance due to commercial operations on occupants of nearby residential properties, particularly late at night and early morning, so a restriction on permitted hours for these activities is recommended. I have left the times to be selected by planning as the most appropriate for the area, however the noise assessment is based on the takeaway not operating after 22:30 therefore this should be the maximum opening time.

Noise generating development

The noise assessment submitted has been carried out in accordance with BS4142:2014+A1:2019 and the methodology has been correctly applied. The assessment concludes that IF THE PROPOSED MITIGATION IS CORRECTLY INSTALLED then the specific noise level of the proposed plant will not exceed -10dB below the background noise and the rating level does not exceed the background noise so adverse impact on the local noise climate is unlikely. I therefore have no objections to the proposed plant subject to the following condition, in addition to a condition requiring the mitigation to be installed as per the noise assessment.

Kitchen Extraction - odour

The odour assessment concludes that odour can be controlled with the correct installation of the proposed mitigation (carbon filtration and maintenance of the system).

Waste Operations - The cars could potentially block access to the crews getting to and from the bins. There is also the walking distance to consider. The bins would need to be presented next to the road for the collection - nearest to Chapel Hill against the wall/ fence.

Transport -

The proposed development consists of a change of use from Laundry to Mixed use "Laundry and Take Away" with installation of external flue.

The existing floor area has been provided as 73sqm and although the proposed floor area has not been confirmed for each of the two units, this has been assumed to be in the region of 36.5sqm per unit. In line with the Council's parking standards and design SPD the existing use as a laundry would require a provision of 2 spaces given that the A1 use class necessitates the provision of 1 space per 40sqm, the proposal would therefore currently be providing an overprovision of parking on the site. In relation to the proposed use the retained laundry would be approximately halved and as such a requirement of 1 space must be retained.

Again in line with the Council's parking and design SPD the proposed hot food takeaway must be provided with a provision of 1 space per 40sqm, which would require the provision of 1 space.

The proposed development has illustrated the provision of 4 spaces located on the forecourt area accessed from Chapel Hill and as such the proposal provides for the required level of car parking for the development. The proposal would in fact be helped by the different operational hours during the course of the day, with there being an overlap in opening hours of just half an hour between 4.30 and 5pm. Outside of this short time period each facility will have the ability to utilise the full extent of the car parking. Although this parking area will result in reversing movements to either access or egress the parking spaces this is an existing situation and as such is accepted by the Highway Authority.

Although the Highway Authority are satisfied that the development would be provided with a sufficient level of car parking when assessed against the Council's adopted standards a car park management plan should be provided to specify how the parking will be allocated to

ensure that suitable customer parking is provided. The Highway Authority would be happy for this to be dealt with by way of a condition.

Given that the existing use would fall within the A1 retail use class and as such could open as a standard retail unit for longer hours than the laundry does at present, as a result it is worth noting that the proposal would not generate any material change in trip generation when compared against the existing use of the site.

No cycle parking can be requested given that the Councils adopted standards requires a reduced provision when compared against the existing use on the site.

The Highway Authority will however require clarity in relation to servicing and deliveries to the site especially given the red route restrictions that extend along the Chapel Hill elevation. The Highway Authority are concerned that the proposed development will result in an increase in deliveries that could lead to obstructive and dangerous deliveries close to the Chapel Hill / school road roundabout or from the footways located on Chapel Hill or School Road. Details on the servicing and deliveries must therefore be provided.

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

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making.

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

CC5	Waste minimisation and storage
CC7	Design and the public realm
CC8	Safeguarding amenity
EN15	Air quality
EN17	Noise generating equipment
EM4	Maintaining a variety of premises

TR3	Access, traffic and highway-related matters
RL3	Vitality and viability of smaller centres

Appraisal

Principle of development

Policy RL3 states that “Within and adjacent to district, major local and local centres, all new development should provide some ‘centre uses’ at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate.”

Additionally, policy EM4 states that “A range of types and sizes of units should be present in the Borough, and proposals should maintain or enhance this range.”

The proposed development falls just outside of the Tilehurst Triangle district centre. There are 2 existing hot food takeaways within the district centre, and 1 hot food takeaway in the immediate area on Park Lane. The creation of an additional hot food takeaway unit therefore does not pose any conflicts under policy RL3. The proposal will diversify the use of the existing unit and create additional employment opportunities which is seen as a positive.

Design and the public realm

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 proposed development does not include any enlargements to the existing unit. Internal alterations will separate the existing unit and create a new kitchen and waiting area inside. A new external door will be added for the existing launderette. The proposal also includes a new external flue vent on the roof which extends vertically past a window of the residential unit on the ground floor. The immediate surrounding area on Park Lane is comprised of residential and ground floor retail uses. The proposal will therefore not appear out of character for its location. The proposal is therefore considered acceptable in terms of design and scale.

The proposal is considered to comply with Policy CC7 of the Reading Borough Local Plan (2019).

Safeguarding 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;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

There are no new windows proposed within the development and no enlargements, therefore there are minimal concerns of impact to neighbouring residential units. The provision of a new external flue vent is also not considered to pose a risk to amenity, although the siting and length of the vent is prominent and will be visible from the street, there are minimal alternative options for placing the vent in a way that would not cause disturbance to the neighbouring residential units.

No new external lighting is proposed. Noise and odour concerns have been addressed in the environmental protection section of this report.

Concerns raised in objections about potential for littering have been addressed via condition.

The proposal is therefore considered to comply with Policy CC8 of the Reading Borough Local Plan (2019).

Environmental protection

The two main concerns within this proposal relate to noise and odour.

Policy EN15 states “Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated.”

Additionally, policy EN17 states 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 both odour and noise assessments. The submitted odour assessment concludes that odour can be controlled with the correct installation of the proposed mitigation (external flue vent, carbon filtration, maintenance of the system). A condition is recommended to ensure the applicant applies the findings of the assessment in the development.

Similarly, the submitted noise assessment concludes that if the proposed mitigation is correctly installed then the specific noise level of the proposed plant (kitchen) will not exceed -10dB below the background noise, and the rating level does not exceed the background noise so adverse impact on the local noise climate is unlikely.

The findings and proposals of both assessments are considered acceptable mitigations of concerns relating to odour and noise arising from the development.

With regards to waste, a secure area is proposed for the storage of 1 recycling bin and 1 general waste bin. This is considered sufficient for a takeaway of this size. A condition is recommended to ensure the security of the bin area is maintained.

Highway-related matters

The application site is situated on the corner of Chapel Hill and Park Lane which are both classified road on the Highway network. Both roads are also on a red route which enforces no stopping. The existing car park provides 4 off road parking spaces which are considered sufficient for the use. The opening hours of both the laundrette and the proposed takeaway alternate to each other which is unlikely to cause an increased need for parking spaces.

A condition has been recommended for the applicant to supply a car park management plan to demonstrate how the parking facilities will be managed for both visitors and staff, as well as details of scheduled deliveries and servicing to ensure no obstruction to the public highway which is particularly important due to the site's location on a red route.

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1

AP1

M3

N16

N8

N12

N22

DC8

DD8

Informatives

Positive and Proactive

Terms

Building control

Complaints about construction

Encroachment

Ongoing information about conditions