

## **Delegated Application Report**

**Address:** 28 Prospect Street, Caversham

**Application No:** 220931/FUL

**Proposals:** Alterations to shop frontage and fenestration

**Applicant:** Mr Steven Thorne

**Case Officer:** Connie Davis

**Extended Target Date:** 23/09/22

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### **1. Site Description and Surrounding Area:**

The application site relates to a 2-storey building located on the corner with Prospect Street and Chester Street.

The site is not Listed, nor in a Conservation Area. The site is located within the Caversham District Centre, and the front of the site is marked as a key frontage within the District Centre as set out in Policy RL3 of the Reading Borough Local Plan (RBLP).

### **2. Proposal:**

Planning permission is sought for the installation of a new shopfront, with associated upgrades to fenestration.

### **3. Plans/ Documents Submitted**

3851/202 - Construction Method Plan

Construction Method Statement

*Received 30<sup>th</sup> August 2022*

3851/201 Rev C - Proposed plans and elevations

*Received 25<sup>th</sup> August 2022*

Planning Statement

3851/101 - Existing floor plans and elevations

*Received 5<sup>th</sup> July 2022*

3851/100 - Block and Location Plan

Application Form

CIL Form

*Received 27<sup>th</sup> June 2022*

### **4. Relevant Planning History:**

None.

### **5. Consultation**

#### **Internal Consultees**

None were consulted.

#### **External Consultation**

The following addresses were formally consulted via letter on 06/07/22:

22, 24, 26 Prospect Street

2 Chester Street

No responses have been received.

#### **6. Summary of discussions with applicant/agent:**

Revisions were sought to ensure the proposed shopfront is compliant with the Council's Design Guide to Shopfronts SPD to a greater degree. Stallrisers, cills and corbels were included to the design, with front grills being removed.

#### **7. 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.

#### **8. Relevant Planning Policy and Guidance and Legal 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. The Development Plan for Reading relevant to the application site comprises the *Reading Local Development Framework 'Reading Borough Local Plan' (2019)*.

The '*National Planning Policy framework*' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan) 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 'NPPF' and the following development plan policies and supplementary planning guidance are relevant

#### **9. Relevant Policies**

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

CC7: Design and the Public Realm

TR3: Access, Traffic and Highway-Related Matters

OU4: Advertisements

OU5: Shopfronts and Cash Machines

RL3: Vitality and Viability of Smaller Centres

##### ***Supplementary Planning Documents***

Design Guide for Shopfronts (2022)

#### **10. Appraisal**

The main issues are considered to be:

- i) Principle of Development
- ii) Design and impact on the surrounding area
- ii) Impact on neighbours
- iv) Transport

##### **i) Principle of Development**

There is not considered any in-principle objections to a new and upgraded shop frontage, subject to the proposal being suitable in terms of other material considerations, as outlined below.

## **ii) Design and impact on the surrounding area**

Policy OU5 states that shopfronts should provide an active frontage to the street at all times. This is particularly important in this case given the site is located within a designated Active Frontage under policy RL3 of the RBLP. Creating an active frontage means glazing is present and not obscured, the shopfront responds to its surroundings, and would be suitable in terms of design and materials.

The Council's Design Guide to Shopfronts SPD elaborates on Policy OU5 and outlines examples of good and high-quality shopfronts, with features that should be incorporated and strived for as part of planning applications. Following revised plans, the proposed shop front incorporates timber stallrisers, corbels, cills and architraves, with the fascia board above. All of these are features encouraged within the SPD.



***Proposed shopfront (left) and existing shopfront (right)***

As such, the proposal is considered to represent a good quality design, compliant with the aims of the SPD. As part of the proposal, the entrance to the shop is being relocated to the corner of the site, therefore increasing the glazed frontage on Prospect Street which is considered positive.

The shop front would be painted RAL 7032 (pebble grey) which is considered suitable given the varying colours found in the surrounding area.

The proposal is considered to result in an enhancement to the immediate vicinity, and substantially upgrade the current shopfront, which is not considered to display quality or interest and incorporates plastic panels under windows. The existing brick window surrounds are considered a dominant and unattractive feature, but these would be covered (clad) and painted to enhance the overall appearance of the site.

No signage is approved under this application, and separate advertisement consent is required for this. This will be reminded to the applicant via an informative.

The proposal is therefore considered compliant with Policies OU5 and CC7 of the RBLP.

**iii) Impact on neighbour amenity**

The proposed shopfront would not result in any harmful effects on neighbours, compliant with Policy CC8 of the Local Plan (2019).

**iv) Transport**

Whilst the proposal itself would not result in an adverse impact on the highway, Officers note that Prospect Street is a busy street with high volumes of traffic. As such, given the site's location, a Construction Method Statement has been submitted to ensure that whilst works are being carried out, it would not adversely affect the highway in accordance with Policy TR3 of the Local Plan. This has been reviewed by the Council's Transport Officer who has deemed this acceptable. A condition is recommended to ensure the development is carried out in accordance with the approved CMS.

**Recommendation: GRANT permission subject to conditions**

**Conditions:**

1. Time Limit
2. Plans
3. Materials as specified
4. CMS (as specified)

**Informatives:**

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Separate advertisement consent required
6. Positive and Proactive