

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 221828/FUL

Address: 4-5 Broad Street, Reading, RG1 2BH

Proposals: Installation of HVAC condensing units to service yard at rear of property

Case Officer: Ryan Allen

Date received (valid from): 5 January 2023 **Target Decision date:** 2 March 2023

1. SITE DESCRIPTION

Site visit date: 13/02/23

The application site is a commercial unit located on Broad Street, Central Reading; identified as a Primary Shopping Area. The building itself is not listed, but is situated next door to a listed building, 3 Broad Street. The site also falls within the Market Place/London Street conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of two HVAC condensing units to the rear elevation, alongside two intake weather louvres to the same elevation.

Plans considered:

Received 06/12/22

Site Photographs

Drawing No: 4092/M/01 - HVAC Rear Elevation Proposed - dated 07/22

Drawing No: 5574-P-01 - Site Location Plan - dated 12/22

Drawing No: 5574-P-02 - Proposed Block Plan - dated 12/22

Received 05/01/23

Planning Support Statement

Acoustic Assessment of Proposed New Mechanical Services Equipment - 221209-R001 - dated 04/01/23

Received 09/01/23

Heritage Statement

3. RELEVANT PLANNING HISTORY

03/03/14 - 140302/ADV - One internally illuminated projecting sign and one internally illuminated fascia sign - Permitted

31/01/20 - 200155/ADV - 1 Fascia sign and 1 projecting sign. - Permitted

28/04/22 - 220631/ADV - 1 halo illuminated fascia text and 1 externally illuminated sign written logo - Withdrawn

29/09/22 - 1 set of halo illuminated fascia text, 1 internally illuminated projection sign - Permitted

4. CONSULTATIONS

The following addresses were consulted by letter.

2 Broad Street, Reading, Berkshire, RG1 2BH
6 Broad Street, Reading, RG1 2BH
3 Broad Street, Reading, RG1 2BH

Letters of representation have been received as follows:

None.

Internal Consultations

Environmental Protection

Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014+A1:2019 methodology.

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 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:

➤ N8 NOISE LEVELS OF PLANT/EQUIPMENT RESTRICTED

The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

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:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN17: NOISE GENERATING EQUIPMENT

Other Local Documents

Market Place/London Street Conservation Area Appraisal

APPRAISAL

The development is to facilitate the commercial unit's use as a food business and would match HVAC units present at the shared rear wall of the building, currently occupied by Tortilla. Given the location of said units to the back of the property and its minimal development, the proposal would not disrupt the established characteristics of the conservation area.

The Acoustic Assessment of Proposed New Mechanical Services Equipment submitted to support the proposal was deemed by colleagues in Environmental Protection to have been carried out in accordance with BS4142:2014+A1:2019 methodology and concludes that 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. As such, the proposal is compliant with policies CC7, CC8, EN3 & EN17 of the Reading Borough Council Local Plan (2019).

RECOMMENDATION

GRANT

Subject to the following conditions:

TL1

AP1

N8