

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: 221411/FUL

Address: 84 School Road, Tilehurst, Reading, RG31 5AW

Proposals: Change of use from estate agent to sui-generis (Waxing and threading beauty salon)

Case Officer: Sian Hickey

Applicant: Mrs Amandeep

Date received (valid from): 10 October 2022

Target Decision date: 5 December 2022

1. Site description and Surrounding Area

The application site is a two storey building on a parade of shops located on School Road. The application however relates to the ground floor only. The site was previously occupied by an Estate Agents. The building is not listed, nor does it fall within a conservation area. The surrounding area comprises a mixture of commercial and residential uses.

2. The Proposal

Full planning permission is sought for the change of use of the unit from **Class E** (Commercial, business and service) to Sui Generis (waxing and threading salon).

No external changes are proposed as part of this application although there was an indication of new signage associated with the proposed salon. However the agent was advised to submit a separate application for advertisement consent. This application is limited to the assessment of the proposed change of use only.

3. Consultation

Internal Consultees

Environmental Health - No objections subject to conditions

Transport - No objections

Public consultations:

The following addresses were consulted by letter on 12th October 2022.

2 Westwood Road, Tilehurst, Reading, RG31 5PW

2a Westwood Road, Tilehurst, Reading, RG31 5PW

4 Westwood Road, Tilehurst, Reading, RG31 5PW

82 School Road, Tilehurst, Reading, RG31 5AW
86 School Road, Tilehurst, Reading, RG31 5AW
Flat, 82 School Road, Tilehurst, Reading, RG31 5AW

In addition, a site notice was displayed at the site.

Four letters of objection have been received with concerns regarding the amount of salons there are in the vicinity and the effect a new salon will have on the existing salons in the area.

Officer note: Loss of trade or increased competition is not a material consideration and cannot be taken into account.

4. Plans and Documents Considered

Drawing No. PL/A599/01 - Existing and Proposed Floor Plans and Elevations

Drawing No. PL/A599/02 - Location and Site Plan

Received 20th September 2022

Supporting Statement

Received 10th October 2022

5. Relevant Planning History

120450 - New Shop Front - Permitted

120451 - 1 Facia Sign - Permitted

121259 - Change of use from A1 to A2 - Permitted

6. 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.

7. Relevant Planning 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'.

The following local and national planning policies and guidance are relevant to this application:

National Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance

SPD

Design Guide to Shopfronts SPD (2022)

Reading Borough Local Plan 2019

CC7: Design and the Public Realm

EN16: Pollution and Water Resources

TR3: Access, Traffic and Highway-Related Matters

RL3: Vitality and Viability of Smaller Centres

OU5: Shopfronts and Cash Machines

8. Appraisal

The main issues are considered to be:

- 1) Principle of change of use
- 2) Impact on the surrounding area

8.1 Principle of the change of use

In principle the proposed change of use of the unit from **Class E** (Commercial, business and service) to Sui Generis (threading and waxing salon) is acceptable.

The proposal site is within a 'Key Frontages' area of Reading. Therefore the use class of the property should be one of the 'Centre Uses' as listed in policy RL3. One of which is certain uses falling within the 'sui generis' category typically found in centres, including launderettes, theatres, tattooists, beauty parlours, amusement arcades, betting shops and pay day loan shops.

The proposal therefore is in compliance with the requirements of policy RL3 and as such it is considered acceptable.

8.2 Impact on the surrounding area

School Road comprises a mix of buildings on both sides. The ground floors of the parade of shops are mostly used as commercial units (Class E). The application site is currently an estate agents. Although the proposed beauty salon is in a class of its own, it would not conflict with the other existing uses and it is not considered likely to harm the character of the street.

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Harm to outlook
- Crime and safety

Due to the nature of the application the proposal is not considered to detrimentally impact the amenity to the surrounding area and is considered compliant with policy CC8: Safeguarding Amenity of the Reading Borough Local Plan (Adopted November 2019).

Shopfronts should present an active frontage to the street at all times. To ensure the scheme complies with this, a condition will be included to ensure the shopfront maintains an active window display, to assist the viability and vitality of the primary frontage.

Although the applicant has specified opening hours (8.30am-7pm Monday to Saturday and 9am-3pm on Sundays), it is not considered necessary in this instance to impose an hours of use condition, owing to the nature of the proposed use being unlikely to require this being controlled.

In terms of appearance, as this application relates solely to the proposed change of use, it is not considered to impact the street scene (as no external alterations are being considered as part of this application) and therefore the proposal complies with policy CC7 of the Reading Borough Local Plan 2019.

8.3 Environmental Health Considerations

It does not appear that any external plant such as air conditioning is proposed as part of this application, however it is recommended that a condition is added to state that no mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority.

8.4 Impact on parking/highways

The site is located within walking distance of the Tilehurst Triangle Local Centre which provides numerous local facilities including public car parking. There are no parking spaces associated with the site and customers would rely on local parking facilities or walk/cycle to the site. School Road has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor. In view of this, there are no transport objections to this application. The proposal therefore is considered acceptable from a highways perspective and therefore is not in conflict with policy TR3.

9. Conclusion

The proposed change of use has been assessed and is considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions as attached. The permission, however, excludes any external works including any shopfront alterations and signage that have or will take place as a result of the change of use and separate permission for which would be required.

10. Recommendation

Application Permitted

Conditions and Informatives

TL1 - Time Limit (Standard)

AP1 - Approved Plans

N2 - Mechanical Plant (Noise Assessment Required)

Active Shopfronts

Advertisement consent required