

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: 210283/FUL

Address: 103 Basingstoke Road, Reading, RG2 0HA

Proposals: Installation of air extraction and supply system.

Case Officer: Mr David Brett

Applicant: Mr M Kayani

Date received: 14/10/2021

Valid from: 19/02/2021

Target Decision date: 11/03/2022, extension of time agreed on decision from 16/04/2021

1. INTRODUCTION

The proposal site is a three-storey end terraced property located on Basingstoke Road. The ground floor comprises of a vacant Class E unit. The first and second floors are residential flats. The ground floor shop is designated a key frontage within Basingstoke Road North. The proposal site is also located within an Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- The installation of an air extraction and supply system, serving the ground floor unit.

Plans considered (plans with double strikethrough denote superseded plans):

- Site Location Plan
- Existing Floor Plan - 01
- Existing Elevations - 02
- Existing Southern Side Elevation - 03
- Existing Northern Side Elevation - 04
- ~~Proposed Floor Plan - 05~~
- ~~Proposed Elevations - 06~~
- ~~Proposed Southern Side Elevation - 07~~
- ~~Proposed Northern Side Elevation - 08~~
- Block Plan - 09

Received on 19/02/2021

- ~~Proposed Floor Plan - 05 Rev A~~
- ~~Proposed Elevations - 06 Rev A~~
- ~~Proposed Southern Side Elevation - 07 Rev A~~
- ~~Proposed Northern Side Elevation - 08 Rev A~~
- ~~Noise Impact Assessment Technical Report - 36804-R1~~

Received on 13/07/2021

- ~~Proposed Floor Plan - 05 Rev B~~
- ~~Proposed Elevations - 06 Rev B~~
- ~~Proposed Southern Side Elevation - 07 Rev B~~
- ~~Proposed Northern Side Elevation - 08 Rev B~~
- ~~Noise Impact Assessment Technical Report - 36804-R2~~

Received on 13/08/2021

- ~~Proposed Floor Plan - 05 Rev B~~
- ~~Proposed Elevations - 06 Rev B~~
- ~~Proposed Southern Side Elevation - 07 Rev B~~
- ~~Proposed Northern Side Elevation - 08 Rev B~~
- ~~Noise Impact Assessment Technical Report - 36804-R3~~

Received on 21/09/2021

~~Proposed Elevations - 06 Rev C~~
~~Proposed Southern Side Elevation - 07 Rev C~~
~~Proposed Northern Side Elevation - 08 Rev C~~

Received on 22/09/2021

~~Proposed Floor Plan - 05 Rev E~~
- Proposed Elevations - 06 Rev E
- Proposed Southern Side Elevation - 07 Rev E
- Proposed Northern Side Elevation - 08 Rev E
- Noise Impact Assessment Technical Report - 36804-R4

Received on 04/10/2021

~~Odour Appraisal - 045 Version 2~~

Received on 22/11/2021

- Proposed Floor Plan - 05 Rev F
~~Odour Appraisal - 045 Version 3~~

Received on 26/11/2021

- Odour Appraisal - 045 Version 4

Received on 28/02/2022

3. RELEVANT PLANNING HISTORY

891200/ADV - ERECTION OF PROJECTING SIGN - Application Permitted on 07/04/1989

020818/ADV - External signage alteration - Application Permitted on 30/10/2002

120911/FUL - Change of use of first and second floors from A2 to residential to create 2 x one bedroom flats. - Application Withdrawn on 20/12/2012

130187/FUL - Proposed part change of use from class A2 to residential, conversion of first and second floor into 2 x 1 bedroom flats, and formation of new front entrance door to shop front (Resubmission of 12/01695/FUL) - Application Refused on 27/03/2013

130944/FUL - Proposed part change of use from class A2 to residential, conversion of first and second floor into 1 x 1-bedroom flat and 1 x 2-bedroom flat, and formation of new front entrance door to shop front - Application Permitted on 09/12/2013

140119/APC - Discharge of Condition 5 (Landscaping) of planning application 130944. - Condition Discharged on 04/04/2014

150946/APC - Discharge of Condition 4 of planning permission 130944/FUL - Condition Discharged on 12/06/2015

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

Neighbours:

101 Basingstoke Road, Reading, RG2 0XL - No response received
101a Basingstoke Road, Reading, RG2 0XL - No response received
103 Basingstoke Road, Reading, RG2 0XL - No response received
103a Basingstoke Road, Reading, RG2 0XL - No response received
Flat 1, 103 Basingstoke Road, Reading, RG2 0XL - No response received
Flat 2, 103 Basingstoke Road, Reading, RG2 0XL - No response received
58 Home Farm Close, Reading, RG2 7TE - No response received

Reading Borough Council, Environmental Protection - First response received on 12/05/2021, last response received on 01/03/2022. Summary of response:

- A noise assessment and an odour assessment was requested for this application to assess the impact that the proposed extraction system would have on the living conditions of the nearby flats.
- Noise and odour assessments were carried out, with alterations to the proposal made based on the recommendations of these reports. This include the location of the extraction.
- Environmental Protection have confirmed that the latest iterations and findings of the Noise Assessment Report and Odour Assessment Report are acceptable providing the development is carried out in accordance with the recommendations made.

A site notice was displayed from Sunday 7th November 2021, expiring on Sunday 28th November 2021. A press notice was published on 11th November, expiring on 2nd December 2021. No further responses have been received.

5. 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.

6. 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 (Adopted November 2019)

CC1 Presumption in favour of sustainable development
CC2 Sustainable design and construction
CC7 Design and the public realm
CC8 Safeguarding amenity
EN15 Air Quality
EN16 Pollution and Water Resources
EN17 Noise Generating Equipment

7. APPRAISAL

7.1 Design

The proposed development consists of the installation of an air extraction and supply system to the rear of 103 Basingstoke Road. The equipment proposed is considered typical given the location of the proposal site within the Basingstoke Road North District Centre.

The flue of the air extraction system is located to the rear of 103 Basingstoke Road and extends 1.1m above the roof, and would be largely obscured by the two existing chimney stacks. The proposed extraction system would be obscured from the highway and in no way prominent on

the street scene along Basingstoke Road. There would be limited views of the extraction system from certain angles, but these views are not considered harmful to the overall character and appearance of 103 Basingstoke Road and the surrounding area.

The separately proposed air supply system is located to the roof of the existing single-storey rear extension. The proposed air supply system is considered minor in scale and would largely be obscured from the street scene. There would only be limited views of the proposed air supply system from the alleyway between 103 Basingstoke Road and 125 Basingstoke Road.

Overall, the proposed air extraction and supply system is considered to maintain the character and appearance of the surrounding area. Whilst the development is not considered to enhance the character and appearance of the surrounding area, the development is not considered harmful given the location of the proposed equipment. It is considered that the proposed equipment has been suitably located to minimise its overall visual impact on the street scene, whilst serving its purpose to the ground floor unit of 103 Basingstoke Road. Therefore, the proposed development is considered in accordance with Policy CC7 of the Reading Borough Local Plan.

7.2 Safeguarding Amenity

Concerns have been raised by the Environmental Protection Team with regards to noise and odour arising from the development. The agent has provided noise and odour assessments for consideration. The recommendations of the assessments have been agreed by the Environmental Protection Team, subject to the development being carried out in accordance with the recommendations made within the assessments and maintained in accordance with the approved specifications with regards to odour. It is considered necessary to secure the details of the installation and maintenance of the air extraction and supply equipment in order to safeguard the living conditions of nearby residents - notably in the flats above and to the side of 103 Basingstoke Road.

Subject to the conditions suggested above, the proposed development is considered in accordance with the criteria set out in Policy CC8 of the Reading Borough Local Plan.

7.3 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.4 Other Matters

Due to the nature of the development proposed within this application, the agent was asked if the applicant was considering a change of use to a hot food takeaway, with the last use of the premises being as a shop. The suspicions by officers were increased upon discovery that the Odour Assessment was commissioned by MK Fast Food Limited. The report goes on to say, however, that this application is in relation to a proposed Class E restaurant establishment - a use which would not require planning permission in this instance.

The agent confirmed that the purpose of this application was solely to provide details of the air system units, without change of use. The agent has been advised that a separate planning application would be required for the change of use to hot food takeaway (now Sui Generis from 01/09/2020 - formerly Class A5). An informative will be attached to the decision notice for this application advising that planning permission would be required for the change of use of the ground floor unit to a Sui Generis hot food takeaway.

As this application is not seeking a change of use, the application does not need to be considered in relation to Policy RL3 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Site Location Plan
- Block Plan - 09

Received on 19/02/2021

- Proposed Elevations - 06 Rev E
- Proposed Southern Side Elevation - 07 Rev E
- Proposed Northern Side Elevation - 08 Rev E
- Noise Impact Assessment Technical Report - 36804-R4

Received on 04/10/2021

- Proposed Floor Plan - 05 Rev F

Received on 26/11/2021

- Odour Appraisal - 045 Version 4

Received on 28/02/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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 facade (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.

N12: Ventilation & Extraction (As Specified)

No hot-food cooking shall commence until the extract/ventilation system hereby approved, in line with Odour Appraisal - 045 Version 4 by Michael Bull and Associates, Received on 28/02/2022, have been installed and thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

REASON: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

The applicant is advised that planning permission would be required for the use of the ground floor unit at 103 Basingstoke Road as a hot food takeaway (Sui Generis Use Class).