

DELEGATED APPLICATION REPORT

Target Date: 16/02/22

Application No:

Address: Service Station, Rose Kiln Lane

Proposal: Single storey extension to forecourt shop following demolition of car wash

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises a service station, adjacent to Reading Link Retail Park. To the rear of the service station forecourt and shop is a hand car wash. The service station is open to members of the public 24 hours daily. Non-designated trees are located to the southern site boundary. The site is located within Flood Zone 1, and is not subject to any other relevant land designation. The surrounding area comprises a mix of commercial and storage/distribution uses.

Proposal

The proposal is for a single storey extension to the forecourt shop, following the demolition of the car wash. The extension would have a broadly similar footprint to the car wash and associated structures, and would match the external appearance of the forecourt shop. The extension would enable a larger retail area to be provided, and include a new food outlet within the forecourt shop. The proposals also include the formalisation of three parking spaces, and refuse storage area and the installation of two ground level condenser units.

Plans Considered

The applicant supplied the following, received 22/12/22:

Design & Access Statement

Site Photographs

Drawing No: WPS-MFG-475-P-01 - Site Location and Block Plan

Drawing No: WPS-MFG-475-P-02 Rev. A - Existing Site Plan

Drawing No: WPS-MFG-475-P-04 Rev. A - Proposed Site Plan

Drawing No: WPS-MFG-475-P-06 Rev. A - Existing and Proposed Elevations

Drawing No: WPS-MFG-475-P-03 Rev. A - Existing Elevations

Drawing No: WPS-MFG-475-P-05 Rev. A - Proposed Elevations

Relevant Planning History

None relevant to application.

Consultation Responses

Neighbouring owners and occupiers at Reading Link Retail Park were consulted by letter. A site notice was displayed. No letters of representation were received.

Reading Borough Transport Development Control

Raised no objections to the proposals, given that there would be no changes to the existing parking provision or access and exit arrangement.

Reading Borough Ecology

Raised no objection to the proposals as they would be unlikely to affect any protected or priority species.

Reading Borough Natural Environment

No response received to consultation.

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

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

Policy EN17 - Noise Generating Equipment

Policy EN18 - Flooding and Drainage

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Policy OU4 - Advertisements

Appraisal

Principle of development

The proposals enable an existing service station to be upgraded, suitable for modern use and in accordance with current environmental standards. Subject to other policy considerations addressed below, the principle of the development is acceptable.

Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. The proposed extension would be facilitated by the demolition of a car wash and associated structures to the rear of the existing forecourt shop, which have an untidy appearance. The extension would have broadly the same footprint as the existing car wash, and would match the appearance of the existing forecourt shop in terms of its height/roof form and use of external materials. In the context of the commercial character of the area, the proposed development would accord with Policy CC7.

Impact on neighbouring amenity

The service station is located in an established area of commercial activity, adjacent to the busy A33. The closest residential properties are located approximately 180m west of the site. The proposed development would not be any more harmful to neighbouring residential amenities than the existing operation. Indeed, the removal of the on-site hand car wash facility would result in reduction in overall noise and disturbance emitting from the site. On this basis, the proposal would accord with Policy CC8.

Transport matters

The proposed extension would not alter existing accesses onto the surrounding highway network, or result in changes to vehicle movements for users of the service station. The proposal would formalise existing parking arrangements, including the provision of an accessible parking space. On this basis, the proposal would accord with Policies TR3 and TR5.

Natural Environment and Ecology

The proposed extension would broadly replicate the footprint of the existing car wash which is to be demolished. Trees of amenity value are located to the southern corner of the site, however they are separated from the area of the proposed extension by a wide strip of tarmac/hardstanding. It is unlikely that tree roots extend across the site to the area of the proposed extension. Officers are satisfied that no significant harm would be caused to existing trees or protected/priority species as a result of the proposal. On this basis, the proposal would accord with Policies EN12 and EN17.

Conclusion

The proposal has been assessed and found to be acceptable as it accords with the identified policy and guidance.

RECOMMENDATION

GRANT