

Planning Department
Reading Council
Bridge Street
Reading
RG1 2LU

16 June 2022

Dear Sir/Madam

**PLANNING APPLICATION – REFURBISHMENT INCLUDING DEMOLITION OF EXISTING ENTRANCE LOBBY WITH WALL INFILL AND 3NO WINDOW REPLACEMENTS, NEW LOCATION OF ENTRANCE LOBBY, CHANGES TO FENESTRATION, PARKING AND EXTERNAL SEATING, REPLACEMENT FENCING AND JUMBRELLAs WITH LIGHTING, BULL STATUE AND A NEW SERVICE YARD (LPA REF: 220450/FUL)
THE GROSVENOR PUBLIC HOUSE, 109 KIDMORE ROAD, CAVERSHAM RG4 7NH
ON BEHALF OF MITCHELLS AND BUTLERS PLC**

Further to the submission of a planning application, the description of which is outlined above (LPA Ref: 220450/FUL), and at the request of officers at Reading Borough Council, I have been instructed by my client, Mitchells and Butlers Plc, to prepare and submit both a planning and sustainability statement in support of the planning application and in order to enable the application to be formally validated.

In this regard, for clarification, this letter comprises both the planning and sustainability statement.

Application Proposals

Mitchell and Butlers Plc propose to introduce their Miller and Carter Steakhouse brand within the Grosvenor public house. This necessitates both the rebranding of the existing building, which requires new signage, and also minor alterations externally to both the building and its curtilage.

The proposed signage has recently been the subject of an application for advertisement consent (LPA Ref: 220380), which was approved by Reading Borough Council on 6 June 2022.

For ease of reference, the minor external alterations will comprise:

- Demolition of existing entrance lobby with wall infill and 3no new windows to match existing;
- New location for entrance lobby;
- Replacement of 3no windows on the main elevation with new aluminium-framed sliding doors;
- 2no additional parking spaces;
- Revised external seating area;
- Replacement fencing;
- New Jumbrellas with lighting;
- New bull statue; and
- Extended service yard.

Planning Statement

In order for the application proposals to be acceptable, in planning terms, they are required to accord with relevant planning policy provisions at a national and local level. In this regard, the development plan comprises the Reading Local Plan, which was formally adopted in November 2019. The provisions of the National Planning Policy Framework (July 2021) are also a material consideration.

Reading Local Plan (adopted November 2019)

The adopted Reading Local Plan seeks a high quality of design with new developments in the Borough. In order to achieve this, the following Local Plan policies are relevant (those policies relating to sustainable construction are referenced within the sustainability statement below):

Policy CC7: Design and the Public Realm

Policy CC7 encourages high design quality which respects both the development site itself and also the area in which it is located. Of particular importance are consideration of the following elements:

- *‘Layout;*
- *Urban Structure and Urban Grain;*
- *Landscape;*
- *Density and Mix;*
- *Scale;*
- *Height and Massing; and*

- *Architectural Detail and Materials.'*

Policy CC7 requires that the above-listed design elements make a positive contribution to the following urban design objectives:

- *'Character – a place with its own identity and sense of place;*
- *Continuity and enclosure;*
- *Quality of the public realm and provision of green infrastructure and landscaping;*
- *Ease of movement and permeability;*
- *Legibility – clear image and easy to understand;*
- *Adaptability – capable of adaptation over time;*
- *Diversity – meets a wide range of needs.'*

It is also emphasised within Policy CC7 that developments will also be assessed to ensure that they:

- *'Respond positively to their local context, and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life of community cohesion;*
- *Address the needs of all in society and are accessible, useable and easy to understand by them, including providing suitable access too, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusions of public art and appropriate materials and landscaping.'*

Policy CC8: Safeguarding Amenity

Policy CC8 seeks to ensure that new development does not impact unacceptably on existing levels of amenity enjoyed by residents in the vicinity of a site. Of particular significance is ensuring the following are satisfactorily addressed:

- *'Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial Lighting;*
- *Vibration;*

- *Dust and Fumes;*
- *Smell;*
- *Crime and Safety; and*
- *Wind, where the proposals involve new development of more than eight storeys.'*

National Planning Policy Framework (July 2021)

Section 12 of the NPPF (Achieving Well Designed Places) looks to ensure high quality design with all new development. For ease of reference, para 130 requires that developments:

- a) 'Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history including the surrounding built environment and landscape setting whilst not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount of mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) Create spaces that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users;*
- g) And where 'crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Accordance with Planning Policy

The proposed works to the main elevation of the existing public house, which are minor in scale, together with the minor internal reconfiguration of the site layout, have been formulated to respect the existing character and appearance of the building itself, its curtilage and also the built development in the vicinity of the site.

The relocation of the main entrance utilises the existing doors within the main elevation with the introduction of a new entrance porch which is appropriate in design terms with regard to both scale and appearance. The existing entrance porch is to be removed and replaced with 3no double-glazed windows which match the existing windows, in terms of size and appearance, along this front elevation. The 3no windows adjacent to the proposed new

entrance lobby are going to be sensitively replaced with high quality aluminium-framed sliding doors.

The existing outside terrace to the rear of the public house is to be replaced, in part, with a combination of hard and soft landscaping and an extended service yard area alongside this. The remaining outside terrace comprising Jumbrellas is to remain, but with new heating and lighting within this area.

The extension of the service yard, with the introduction of new hard and soft landscaping and the refurbishment of the remaining external terrace, collectively enhance the appearance of this area to the rear of the public house.

The external terrace to the front of the public house is to be upgraded to include new Jumbrellas with heating and lighting, new planting beds to the front of the area, replacing redundant planters and bollards at this point, and the removal of existing paving to be replaced with a new blue-black stone surface. This will enhance the appearance, along with the introduction of the new entrance porch and new windows where the existing porch is currently, which will enhance significantly the appearance of the public house along with main elevation.

The remaining works comprising the removal of picket fence enclosing a small area to the rear of the public house adjacent to the present external terrace to create 2no additional parking spaces, will not unacceptably impact upon the appearance of the public house curtilage at this point.

In light of the above, it is considered that the proposed external works to the main elevation of the public house, along with the changes proposed within its curtilage, both respect and enhance the existing character and appearance of the building and the wider site. In light of this, it is considered that the application proposals accord fully with the provisions of policies CC7 and CC8 of the adopted Reading Local Plan together with para 130 of the NPPF.

Sustainability Statement

Mitchell and Butlers Plc acknowledge the importance, where possible and applicable, of incorporating measures to address both climate change and the need for sustainable construction methods. However, this is an existing public house and the proposals the subject of this planning application, both in their nature and scale, mean that those measures normally adopted by Mitchells and Butlers Plc cannot be incorporated as part of its present planning application.

As highlighted above, 'construction' works on the site comprise:

- The relocation of a small entrance porch;
- The introduction of 3no double-glazed windows to match existing where the current porch is located;
- The replacement of 3no windows adjacent to the new entrance lobby with sliding doors;
- A small extension to the service yard; and
- The introduction of new paving and planters in areas used for external trading.

The remaining works comprise the introduction of additional Jumbrellas, rope fencing in areas around the public house itself and the creation of 2no additional parking spaces.

In light of the above, in the case of these particular proposals, the provisions of Local Plan policies CC2 (Sustainable Design and Construction), CC3 (Adaption to Climate Change), CC4 (Decentralised Energy), CC5 (Ways to Minimisation and Storage) and EN18 (Flooding and Drainage) do not apply.

Through the submission of this planning/sustainability statement, the planning application can now be validated and progressed to determination. As part of this process, if you have any queries or indeed require any additional information, then please do not hesitate to contact me.

Yours faithfully



John Wyatt
JW Planning Ltd