

Delegated Report

Ward: Whitley

App No.: 210466

Address: 581 Basingstoke Road, Reading, RG2 0SJ

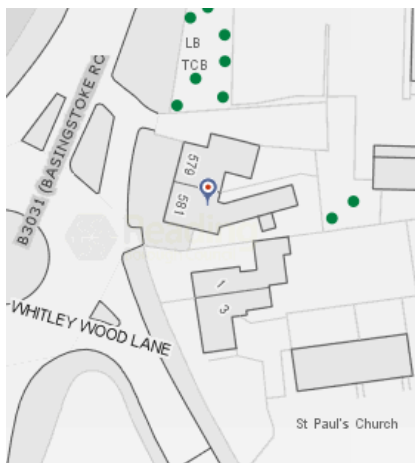
Proposal: Change of use from A1 to A5 takeaway serving hot food

Applicant: Mr N Basir

Deadline: 08/06/2021 Extended to: 1/6/2022

INTRODUCTION

The site relates to a semi-detached property on the Eastern side of Basingstoke Road within a predominantly residential area. Across Basingstoke Road (to the East) is a commercial/industrial area. The existing pair of semi-detached dwellings are both within retail use at ground floor with the existing property having most recently been in use as a florist (class A1 - now E1)).



Site Location Plan

PROPOSAL

The proposal is described above.

Submitted Plans and Documentation:

Drawing No: MC/3000/01 - Existing floor plans

Drawing No: MC/3000/02 - Proposed floor plans

Drawing No: MC/3000/03 - Existing elevations

Drawing No: MC/3000/04 - Proposed elevations

Application forms

Supporting letter prepared by MC Designs

Location and block plan

As received 4 December 2019

Amended location and block plan

As received 10 February 2020

Document No: KD2804208NR - Sound Insulation Assessment,

As received 24 April 2020

Drawing No: MC/300/05 Rev B - Proposed front elevation

As received 14 September 2020

Community Infrastructure levy (CIL):

In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. The proposed change of use is not liable for a CIL payment.

PLANNING HISTORY

060526 - Change of use of 581 Basingstoke Road from florist shop to restaurant/takeaway and new shop front to 579-581 Basingstoke Road. Granted 28/4/2006

191909 - Proposed change of use of ground floor premises from A1 (Retail) to D1 (Non-residential institution). Granted 29/9/2020

CONSULTATIONS

Transport - No objection, subject to conditions and informatives.

EP - No objection, subject to conditions and informatives.

Notification letters regarding the application were sent to neighbouring properties.

No letters have been received at the date of writing.

RELEVANT PLANNING POLICY AND 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) which states at Paragraph 11 "Plans and decisions should apply a presumption in favour of sustainable development".

The development plan for this Local Planning Authority is the Reading Borough Local Plan (November 2019). The relevant policies are:

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment
- TR3: Access, Traffic and Highway-Related Matters
- RL3: Vitality and Viability of Smaller Centres
- OU5: Shopfronts and Cash Machines

When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this 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 proposed development.

APPRAISAL

Principle

The proposed site is a vacant A1 shop, which is not within a local or district centre, therefore there are no specific policies restricting its change of use from a shop unit to a Hot Food Take Away use. In fact under the current use class order a change to a restaurant use would be permitted development so it is the take-away use that requires planning permission.

Design Considerations

Policy CC7 requires all development to be of a high quality and respect and enhance the character of the area in which it is located.

Amended plans confirm that no alterations to the main façade, boundary treatments and hardstanding to the front of the property are proposed. The external alterations to the building are limited to the demolition of part of the single storey rear extension to provide additional car parking on site.

The proposal is not considered to have any detrimental impact on the character and appearance of the area. Any future advertising would require separate consent.

Amenity

Policy CC8 seeks to ensure new development does not have a detrimental impact on the living environments of existing or proposed residential uses. Environmental Protection officers have considered the proposal and information provided and have confirmed that their concerns are:

- Noise arising from development
- Delivery hours/waste collections/opening hours
- Noise generating equipment
- Odour and noise - kitchen extraction

However, all can be mitigated by additional interventions that can be secured by planning conditions.

Transport

The change of use from a shop to a takeaway raises no transport concerns given the additional parking being provided to the rear of the premises.

CONCLUSION

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is shown above.

RECOMMENDATION

GRANT Full Planning Permission subject to conditions and informatives

Case Officer: Julie Williams