

DELEGATED APPLICATION REPORT

Target Date: 04/03/22

Application No: 220018/FUL

Address: Units 4 & 5, Brunel Retail Park, Rose Kiln Lane

Proposal: External works including the creation of a new shop front and trolley bay, the erection of a fenced enclosure to create an external display area and plant enclosure within the rear service yard, reconfiguration of car park, erection of sprinkler tank and pump house, and associated works

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises two retail units within Brunel Retail Park. Both units were vacant at the time of the application submission. The nearest residential properties are located approximately 120m south of the site.

Proposal

The proposal is for various works including the provision of a new shop front and trolley bay and the enclosure of the existing rear yard to create an external display area. Units 4 and 5 would be amalgamated as a result of the proposals.

Plans Considered

During the course of the application, the agent supplied several sets of amended plans, either correcting inaccuracies or making slight alterations to the design. The final submission is as follows:

Planning Statement

Drawing No: 19032_PL066 - Site Location

Drawing No: 19032_PL071 Rev. C - Existing Roof Plan

Drawing No: 19032_PL071 Rev. B - Existing Elevations

Drawing No: 19032_PL072 Rev. D - Existing External Areas

Drawing No: 19032_PL076 Rev. C - Proposed First Floor Plan

Drawing No: 19032_PL-77 Rev. C - Proposed Roof Plan

Drawing No: 19032_PL081 Rev. C - Proposed Trolley Bay

Drawing No: 19032_PL082 Rev. A - Proposed Sprinkler Tanks

As received 07/01/22

Drawing No: 19032_PL067 Rev. D - Existing Site Plan

Drawing No: 19032_PL069 Rev. E - Existing Ground Floor Plan

Drawing No: 19032_PL070 Rev. E - Existing First Floor Plan

As received 28/01/22

Drawing No: 19032_PL078 Rev. E - Proposed Elevations

Drawing No: 19032_PL080 Rev. D - Proposed Front External Area

As received 02/03/22

Drawing No: 19032_PL074 Rev. G - Proposed Site Plan

Drawing No: 19032_PL075 Rev. G - Proposed Ground Floor Plan

Drawing No: 19032_PL079 Rev. F - Proposed Garden Centre Plan

Drawing No: 19032_PL083 Rev. A - Proposed Elevations (Garden Centre)

Drawing No: 19032_PL084 Rev. A - Proposed Rear External Area

As received 04/03/22

Relevant Planning History

950257/FUL - Installation of external air conditioning condensing units - Permitted
06/12/95

090181/FUL - Replacement of external air handling unit and installation of three external condensers in enclosure - Withdrawn 20/08/09

170215/FUL - Various works including reconfiguration of mezzanine floorspace and insertion of additional mezzanine floorspace of 1,053sqm, creation of external display area of 465sqm and associated works including new fire doors - Permitted 29/06/17

171657/FUL - External alterations and installation of plant - Permitted 23/11/17

Consultation Responses

Neighbouring owners and occupiers were consulted by letter. A site notice was displayed. No letters of representation were received.

Reading Borough Transport Development Control

Raised no objections to proposals.

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 CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

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

Policy OU5 - Shop Fronts and Cash Machines

Appraisal

The proposal is for relatively minor alterations to established retail units. The amalgamation of the units is not restricted by any planning condition, and no change of use would be taking place. The principle of the development is therefore acceptable. The proposals will facilitate the occupancy of currently vacant units, fit for modern use. The alterations to the shop front are in keeping with the appearance of other units in the retail park and would not cause harm to the wider character of the area. The enclosure of the rear yard to create an outdoor display area would not be readily visible from public areas and is not considered to be harmful in terms of its design. One parking space would be displaced as a result of the proposals, and would be re-provided elsewhere in the retail park. The site is sufficiently distant from residential properties, and no harm would be caused to their amenities. On this basis, officers find no conflict with the identified policies.

Conclusion

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

RECOMMENDATION

GRANT