

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 210831/FUL

Address: 55-57 Erleigh Road, Reading, RG1 5NL

Proposals: Various external works including installation of mechanical plant and enclosure, relocation of ATM and alterations to shopfront

Case Officer: Steve Vigar

Date received (valid from): 3 June 2021 Target Decision date: 1 November 2022

1. SITE DESCRIPTION

Existing supermarket within converted Victorian building at corner of Erleigh Road and Blenheim Rd

2. PROPOSAL AND SUPPORTING INFORMATION

Various external works including installation of mechanical plant and enclosure, relocation of ATM and alterations to shopfront. Amended during the course of the application to change the screen from timber fence to masonry wall.

Plans considered

3628.11a Proposed Plan dated 24 March 2022

Acoustic Impact Assessment Report Reference: B5361 2021-05-10 R B5661.0 dated 10 May 2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

102 Blenheim Road, Reading, RG1 5NQ
Rear First Floor Flat, 57 Erleigh Road, Reading, RG1 5NL
Flat 1, 59 Erleigh Road, Reading, RG1 5NL
91 Blenheim Road, Reading, RG1 5NG
60a Erleigh Road, Reading, RG1 5NH
Flat 2, 59 Erleigh Road, Reading, RG1 5NL
58 Erleigh Road, Reading, RG1 5NH
56 Erleigh Road, Reading, RG1 5NH
Flat 1, 55-57 Erleigh Road, Reading, RG1 5NL
Flat 2, 55-57 Erleigh Road, Reading, RG1 5NL

No letters of representation have been received as follows:

Environmental Protection (EHO)

No objection subject to the existing plant being removed to maintain background noise level at acceptable level in relation to neighbouring dwellings, including the flats above the shop at 55-57.

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.

5. 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT

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.

APPRAISAL

The proposed wall in its revised form would have an acceptable appearance and would not harm the character or appearance of the area.

The proposed chiller plant would be screened from view and would not be visually harmful.

The specifications of the plant would not harm the amenity of neighbouring dwellings in terms of noise impacts, provided that the existing plant inside the building and vented externally is removed as per the findings of the noise assessment.

Conclusion

No harm the character of the area or residential amenity as per the above assessment.

RECOMMENDATION

Approve

Subject to the following conditions:

1. 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.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans, details and specifications:

3628.11a Proposed Plan dated 24 March 2022

Acoustic Impact Assessment Report Reference: B5361 2021-05-10 R B5661.0 dated 10 May 2021

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.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms 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.

4. The mechanical plant hereby approved shall not be brought into use until:

i) The approved screen wall has been fully provided as shown on the approved drawings.

ii) The "Existing Freezer FR1", "Existing Chiller CR1", "Refrigeration Plant" and "Unknown Freezer" shown on the existing plan 3628.10 have been removed from the site.

The mechanical plant hereby approved shall not be operated except in accordance with the approved Acoustic Impact Assessment Report Reference: B5361 2021-05-10 R B5661.0 dated 10 May 2021 at any time and shall be retained and maintained in accordance with the approved specifications at all times thereafter.

REASON: To safeguard the appearance of the street scene and character of the area and to prevent noise harmful to the amenity of nearby premises in accordance with Policies CC7, CC8 and EN16 of the Reading Borough Local Plan 2019.