

DELEGATED APPLICATION REPORT

Address: 30-31 Friar Street, Reading

Application No: 210841/FUL

Proposal: Retrospective installation of an access hatch on the eastern side elevation

Applicant: Nandos Chickenland Ltd

Target Decision date: 19/07/21

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site comprises the existing Nando's restaurant situated at nos. 30 - 31 on the northern side of Friar Street in Reading. The restaurant is situated at ground floor level of a five-storey building and situated at the end of a terrace. A narrow pedestrian walkway known as Merchants Place separates the property from the neighbouring buildings to the east, and extends back towards the north. The primary frontage of the restaurant is situated on the southern elevation and fronts onto Friar street, with the side elevation facing onto Merchants Place.

The side elevation of the restaurant along Merchants Place features two large, full-height glazing panels, as well three conjoined high-level opaque windows.

The surrounding area is a mix of uses, primarily retail and commercial. The site is not Listed, nor in a Conservation Area. However, it is within a designated Primary Frontage (policy CR7).

2. The Proposal

The proposal is for the retrospective installation of a window on the eastern side elevation (facing Merchants Place) that forms a delivery hatch. It was installed in April 2021.

The hatch measures 1.3m in height and 0.7m in width. The hatch adopts the appearance of a traditional sash window, with an aluminium frame to match the existing shopfront and glazing frames. It is flush with the side elevation of the building.

3. Consultation

Internal Consultees

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 02/06/21:

29, 32 Friar Street
1, 1a Merchants Place

In addition, a site notice was displayed at the site between 23rd June - 14th July 2021.

No comments were received from members of the public.

4. Plans and Documents Considered

Drawing no:

010 Rev PL1 - Site Location
200 Rev T1 - Existing Exterior Elevations
200 Rev CF - Proposed Exterior Elevations
100 Rev CF - Existing & Proposed Plan
Supporting Letter ref 21072/SH/je
Application Form

Received 24th May 2021

5. Relevant Planning History

None relevant to this application.

6. 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.

7. Discussion with applicant/ agent

None.

8. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan (2019).

The '*National Planning Policy framework*' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework (2019);
National Planning Policy Guidance;

Local - Reading Borough Local Plan (2019)

CC7	Design and the Public Realm
CC8	Safeguarding Amenity
TR3	Traffic, Access and Highway-Related Matters
CR7	Primary Frontages in Central Reading
OU5	Shopfronts and Cash Machines

10. Appraisal

a) Principle of Development

The proposal facilitates the operation of the restaurant. As such, there is not considered a resistance to modifications to the building, subject to matters outlined below.

b) Impact of the proposal on the surrounding area

The delivery hatch is modest in scale and window a suitable design and colour. It is not considered a prominent feature in the street scene (not visible from Friar Street) and so would not be considered to detract or worsen the designated primary frontage that the site is on (fronting Friar Street).

As such, the proposal is considered acceptable in terms of Policy CC7 and CR7 of the Reading Borough Local Plan (2019).

c) Impact on neighbouring amenity

The delivery hatch is not considered to impact neighbouring properties. It serves a business function rather than being a window inserted for heightened views from the building. Whilst the delivery hatch will attract a greater footfall (as delivery operators such as Deliveroo will collect food from the hatch), visits are be periodic, during business hours, and visits will be short due to the nature of the operation. As such, the window is not considered to have a substantial impact on neighbouring amenity in terms of noise as the window will be closed at all other times. The proposal is therefore considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

e) Transport Matters

Officers did not consider the proposal warranted consultation with the Transport department on this occasion. This is because the window does not open onto the public highway, but rather slides upwards. The delivery hatch likely increases footfall at the site marginally (by delivery operators queuing at the window) however this will only be during business hours and visits by delivery drivers will not be prolonged. Delivery drivers will be subject to vehicle restrictions on Friar Street, so should not generate an uncontrollable level of activity. As such, the proposal is deemed acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

11. Recommendation

GRANT permission subject to the following conditions:

Case officer: As the proposal is retrospective, it is not considered necessary to include the standard time limit condition for permission to be implemented.

Conditions

1. The development is hereby permitted in accordance with the following plans:

010 Rev PL1 - Site Location
200 Rev CF - Proposed Exterior Elevations
100 Rev CF - Existing & Proposed Plan

Received 24th 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.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the statutory timeframe for the decision to be issued.