

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Abbey

App Ref: 201696

Address: 160 Friar Street, Reading, RG1 1HE

Proposals: Proposed shopfront alterations to existing Bank frontage, to provide level access at the public entrance and associated internal works

Case Officer: Mr David Brett

Applicant: Clydesdale Bank Plc

Date received (valid from): 27/11/2020

Target Decision date: 22/01/2021

1. INTRODUCTION

The proposal site is a bank at 160 Friar Street. The surrounding area comprises of a retail high street.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of an alteration to the existing shopfront to allow for appropriate access. This includes a minor alteration to the existing doorset, which is to be dropped to provide appropriate access. The works are to accommodate an internal disabled ramp. The only change proposed that would alter the external appearance of 160 Friar Street is the alteration to the existing doorset.

Plans considered:

- Block Plan
- Location Plan
- Design and Access Statement - 2058-189-DA1
- Feasibility Proposals - 2058/189/01 Rev D
- Existing Site Photos - 2058/189/PH1

Received on 27/11/2020

3. RELEVANT PLANNING HISTORY

120274 - Internally illuminated fascia sign and projecting sign - Application permitted on 20/07/2012.

152086 - Replacement of ground floor entrance doors and car park gates with the installation of a new frameless glazed entrance doors, glazed canopy and painted steel car park gates and replacement plant and plant screen at rooftop level to replace the existing. - Application permitted on 26/02/2016.

160212 - Change of use from Class B1 (a) to C3 (dwelling houses) to comprise 15 x 1 bed flats and 13 x 2 bed flats. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Application permitted on 04/04/2016

170430 - Installation of an ATM through the existing glazing to the right hand side of the shop entrance as a through glass installation. - Application permitted on 10/07/2017

170431 - Integral illumination and screen to the ATM fascia. Internally illuminated Virgin Money sign above the ATM fascia. Red halo LED reduced illumination to the ATM surround. - Application permitted on 10/07/2017

201182 - New signage - 1 x Fascia, 1 x Projecting Sign (both internally illuminated); 1 x Opening Hours Panel, Window Manifestations and 1 x ATM Surround/Header (all non-illuminated) - Application Permitted on 15/12/2020

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

159 Friar Street, Reading, RG1 1HE - No response received.
Flat 1, 159 Friar Street, Reading, RG1 1HE - No response received.
Flat 2, 159 Friar Street, Reading, RG1 1HE - No response received.
Flat 3, 159 Friar Street, Reading, RG1 1HE - No response received.
Flat 4, 159 Friar Street, Reading, RG1 1HE - No response received.
Flat 5, 159 Friar Street, Reading, RG1 1HE - No response received.
Flat 6, 159 Friar Street, Reading, RG1 1HE - No response received.
161 Friar Street, Reading, RG1 1HE - No response received.
Reading County Court, 160-163 Friar Street, Reading, RG1 1HE - No response received.
Reading Borough Council, Transport - Response received on 07/01/2021

- *The proposed development comprises alterations to the frontage of the existing Bank on Friar Street. This involves minor alterations to the existing entrance doorset (dropped to provide level access) and replaced with new doorset - to accommodate an internal disabled ramp.*
- *The proposed gradient of the disabled ramp is 8 per cent (1 in 12) which is the maximum gradient advised for wheelchair users. All works are sited internally and do not require any regrading of the highway.*
- *In view of the above, there are no transport objections to this application.*

Townsafes/CCTV - Response received on 14/12/2020

- *No objection.*

The agent has confirmed to the Council that a site notice was erected on Tuesday 8th December 2020, enabling consultation for a period of 21 days and which expired on Tuesday 29th December 2020.

No consultation responses have been received for this application.

5. 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.

6. 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The 'National Planning Policy framework' ('NPPF') 2012 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) (Reading Borough Local Plan, 2019) 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).

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC2 Sustainable Design and Construction

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
CR1 Definition of Central Reading
CR7 Primary Frontages in Central Reading
EN2 Areas of Archaeological Significance
EN15 Air Quality
TR3 Traffic, Access and Highway-Related Matters

SPG/SPD

A Design Guide to House Extensions SPG (2003)

7. APPRAISAL

7.1 Development in Central Reading

The proposed development has been considered against policies CR1 and CR7 of the Reading Borough Local Plan. Due to the size and scale of the proposed development, the proposed development is not considered harmful to Central Reading. The proposed development does not seek to change the use of 160 Friar Street, and will continue to operate as a bank. The proposed development is considered to retain the high visual quality of the shopfront in accordance with policy CR7.

7.2 Design and Access

The proposed development consists of the removal of the existing swing door, and replaced with a new bi-parting black finish aluminium doorset. To allow for appropriate disabled access, the existing step is to be removed, an internal disabled ramp is proposed.

The proposed development is considered a necessity and any potential harm of the proposed doorset is considered outweighed by the benefits it will bring in allowing appropriate disabled access to the bank. Therefore, the proposed development is considered in accordance with policy CC7, which seeks to development to ensure that development allows for ease of movement. The proposed development is also considered to address the needs of all in society and creates safe and accessible access both to and from 160 Friar Street. Reading Borough Council Transport have also confirmed that the proposed disabled ramp has a proposed gradient of 8%, which is considered acceptable and appropriate to allow for sufficient disabled access.

Various minor internal alterations have been proposed to the layout of 160 Friar Street. These alterations appear to have been made to allow for appropriate disabled access throughout.

7.3 Transport

Reading Borough Council Transport have been consulted on this application to determine if there are any highway concerns for this application. There are no transport objections to this application. In addition, it has also been confirmed that the proposed internal disabled ramp will allow for appropriate access in and out of 160 Friar Street.

7.4 Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

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.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Block Plan
- Location Plan
- Design and Access Statement - 2058-189-DA1
- Feasibility Proposals - 2058/189/01 Rev D

Received on 27/11/2020

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the Feasibility Proposals - 2058/189/01 Rev D plan and 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.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF3: Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

IF5: Terms

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.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall