

DELEGATED APPLICATION REPORT

Address: 193-195 Cardiff Road

Application No: 210214/FUL

Proposal: Elevation amendments including new roller shutters and new drop kerb

Applicant: Adams Motors Reading Ltd

Target Decision date: 16/04/21

Case officer: Connie Davis

1. Site description and Surrounding Area

The site has an established use as a MOT and vehicle repair business. It is located within the Cardiff Road Industrial Estate, immediately to the north west of the town centre. The site is on the south side of Cardiff Road opposite the junction with Trafford Road and relates to a central unit within a terrace of 3 contained within a single storey flat roof brick building with large loading door and full height windows fronting Cardiff Road.

The site is located within the Richfield Avenue Core Employment Area (EM2g), on a main cycle route and within Flood Zone 2. The surrounding area comprises of industrial buildings.

2. The Proposal

The application proposes install new roller shutters to the front elevation of the unit facing Cardiff Road. They would replace two existing windows and would act as new access points to the building. An extension to the existing dropped kerb is also proposed to facilitate the new entrances. The existing dropped kerb at the site itself extends for 6.9m. This is proposed to increase to 13.3m.

3. Consultation

Internal Consultees

Transport - No objections subject to conditions and informatives

External Consultation

The following addresses were formally consulted via letter on 09/03/21:

191, 197 Cardiff Road

In addition, a site notice was sent to the agent to display on 09/03/21.

The consultation period ended on 30th March 2021.

No responses have been received.

4. Plans and Documents Considered

MA136.01.01 - Existing/ Proposed Plans and Elevations

Letter Ref. 21001 dated 9th February 2021

Received 10th February 2021

5. Relevant Planning History

150710/CLE - Certificate of Lawfulness for existing use as B2 MOT and vehicle Repairs - Application Permitted

6. Discussion with applicant/ agent

The agent was contacted to advised ownership Certificate B was required to be signed as the kerb is not under the applicant's ownership. Rather, it is owned by the Highways Authority.

7. 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 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
TR1 Achieving the Transport Strategy
TR3 Traffic, Access and Highway-Related Matters
EM2 Location of New Employment Development
EN18 Flooding and Drainage

10. Appraisal

a) Impact of the proposal on the surrounding area

The proposed external alterations are considered of modest scale and acceptable in relation to the main building and surrounding area which is industrial. Whilst the proposal would result in a loss of glazing to the frontage of the building, roller shutters are common on the road given the primary industrial use. The new entrances/ roller shutters will mean that the building may be used more intensely

as it would be able to service multiple vehicles, although it is not considered detrimental in this instance given the nature of the surrounding area.

The dropped kerb is not considered to affect the appearance of the surrounding area.

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

b) Impact on neighbouring amenity

Policy CC8 states that development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety; or
- Wind, where the proposals involve new development of more than 8 storeys.

The site is located within an Industrial area. It is not considered that the proposed works would cause adverse impact to these surrounding commercial uses. No residential units are located in the vicinity.

As such, the proposal is considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

c) Transport Matters

Following on from the Transport Officer's consultation response, the proposal is considered acceptable from a Highways perspective. However, it should be noted that the Council's Highway department has a dropped crossing policy which outlines the requirements for introducing a new access onto the highway. The total continual length of dropped kerb (including where shared with neighbouring property), ideally should not exceed 10m). Therefore, in situations where it would be greater than 10m, the decision on whether or not to approve will be at the Council's discretion. Transition kerbs may be required to be introduced between the crossing points.

A separate application must be to the Highway department for a vehicle crossing. Applications for a vehicle crossing can be made on-line by visiting <https://www.reading.gov.uk/transport/traffic-roads/maintenance-and-roadworks>. This will be included as an informative.

Conditions will be imposed securing the vehicle access as specified on the plans, along with further informatives relating to Highways and Access Construction.

d) Flooding and Drainage

The site is located within Flood Zone 2 and therefore has a medium risk of flooding. No flood risk assessment has been submitted to support this application, however due to the minor elevational alterations which would not alter the use of or extend the building, it is considered that the scheme would be acceptable in terms of flood risk without an assessment. As such, the proposal is considered acceptable in relation to Policy EN18 of the Reading Borough Local Plan (2019).

11. Recommendation

GRANT planning permission, subject to the following conditions:

Conditions

1. Time Limit
2. Approved Plans
3. Materials as specified
4. Vehicle Access as specified

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Highways
6. Access Construction
7. Vehicle crossing application required
8. Positive and Proactive