

DELEGATED APPLICATION REPORT

Address: 5-6 Friar Street (Matchbox)

Application No: 201041/FUL

Proposal: Installation of new extract

Applicant: Greene King

Target Decision date: 01/10/20

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a three-storey building located on the northern side of Friar Street. The ground floor of the building is currently in use as a bar/ nightclub known as Matchbox. To the west is Yates Public House, and to the east is O'Neill's pub/ bar. It is not known what the upper floors are currently in use for; historically permission was approved to use the upper floor as a flat for the manager of the premises.

The application site is in close proximity to the Town Hall and is situated in the Market Place/ London Street Conservation Area.

2. The Proposal

The proposal is for the installation of a cylindrical extraction unit at the rear of the site.

3. Consultation

Internal Consultation

Environmental Protection - no objections subject to conditions

Conservation Area Advisory Committee (CAAC) - No comments received

External Consultation

The following addresses were formally consulted via letter on 07/08/20:

7-9 Friar Street (Yates PH)

1a, 5/5A, 7 Blagrove Street

In addition, a site notice was sent to the agent on 07/08/20.

No responses have been received.

4. Plans and Documents Considered

19.079.GK.G.202 - Existing Site Block & Location Plan

Received 23rd July 2020

19.079.GK.G.500 - Existing Plan & Rear Elevations

AVS1997 Rev A - Proposed Elevations
Planning Statement
Systemair information
Jasun Envirocare Plc information

Received 4th August 2020

5. Relevant Planning History

Applications have been submitted for shopfront alterations, however none of particular relevance to this specific proposal.

7. Discussion with applicant/ agent

The agent was contacted to seek agreement for the pre-commencement condition requested by the Environmental Protection team.

In addition, it was also confirmed that the extract would not go above the ridge of the building.

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 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:

9. 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
EN3 Enhancement of Conservation Areas
EN16 Pollution and Water Resources
EN17 Noise Generating Equipment

10. Appraisal

a) Impact of the proposal on the surrounding area

The proposed extraction unit would be located at the rear of the site; not visible within the street scene. The application site and the adjoining buildings are high level, and have a pitched roof (although acknowledged on the elevational drawings this appears flat). The extraction unit would extend just above eaves level so would not be visible from Friar Street.

The site is also surrounded by commercial premises (bars, restaurants, shops), and so the proposal is not considered to be out of keeping with the equipment likely found in the vicinity to support these types of units.

As such, due to its discreet location, the proposal is not considered to conflict with Design Policy CC7 or Conservation Area Policy EN3 of the Reading Borough Local Plan (2019).

b) Environmental Health Considerations

The proposal is considered acceptable from an Environmental Health perspective subject to conditions. Recommended conditions include a noise assessment being submitted prior to any mechanical plant being installed and an odour assessment to be carried out prior to any development commencing.

With the inclusion of these conditions, the proposal is considered acceptable in relation to Policies EN16 and EN17 of the Reading Borough Local Plan (2019).

11. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. TL1
2. Approved Plans
3. Mechanical Plant Installation
4. [Pre-Commencement] - Odour Assessment to be submitted

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Pre-commencement conditions
6. Positive and Proactive