

DELEGATED APPLICATION REPORT

Address: Unit R1, The Oracle Riverside, Bridge Street

Application No: 190004 / FUL

Proposal: Replacement of external cladding and perimeter fencing

Applicant: Lemoni Enterprises UK Ltd

Date received (valid from): 02/01/2019

Target Decision date: 27/02/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site relates to a standalone unit on the south-bank of the Oracle Riverside, overlooking the riverside at the western end of the Oracle shopping/leisure complex in the town centre. It is located between a main entrance to a multi-storey car park and a pedestrian bridge over the river towards a main entrance to the shopping centre.

The surrounding area is characterised by predominantly A3 restaurant and café uses along the Oracle Riverside. The site is located within the Reading Central Area, Central Core and Primary Shopping Area.

2. The Proposal

Planning permission is sought to replace the existing timber fencing to the bin store area with white powder coated aluminium. It is also proposed to replace the existing grey powder coated cladding with brushed gold finish aluminium cladding panels.

It is noted that the submitted plans also show a revised signage scheme. This would require advertisement consent and as such is beyond the scope of this application.

3. Consultation

Neighbours consultation:

A site notice has been displayed at the site.

No responses have been received.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 130 Rev. K - Existing East Elevation
- 131 Rev. D - Existing North Elevation
- 132 Rev. E - Existing West Elevation
- 133 Rev. D - Existing South Elevation
- 01 - Proposed GA Ground Floor Plan
- 02 - Proposed GA First Floor Plan

- 07 - Propsoed GA Shopfront West
- 08 - Proposed GA Shopfront East
- 09 - Proposed GA Shopfront North
- 10 - Proposed GA Shopfront South
- LEMONI_READING_SHOPFRONT EAST VIEW
- LEMONI_READING_SHOPFRONT SOUTH VIEW
- SP001 - Site and Location Plan
- Thames Valley Surveying, Charatered Building Surveyors, Design and Access Statement, Lemoni Greek Mediterranean, Unit R1, The Oracle, 20 December 2018

As received: 03/01/2019

5. Relevant Planning History

There is extensive planning history for various proposals around the Oracle. None are particularly relevant in this specific instance.

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. 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 Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

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) (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:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding Amenity

DM23 Shopfronts and Cash Machines

Reading Central Area Action Plan 2009

RC5 Design in the Centre

RC6 Definition of the Centre

9. Appraisal

Design, impact on the host building, character of the area

Whilst the applications site is highly visible from along both sides of the Oracle Riverside, the proposed alterations are considered to be modest in scale, the proposals would not increase the footprint of the existing building, and would consist of replace the existing cladding and hoarding, albeit in a different material and colour.

It is proposed to replace the existing external materials with a mix of 3mm powder coated white aluminium panels and 3mm brushed gold finished aluminium panels. The proposed materials and colours are considered appropriate in the local context and respect the character of the host building.

Given the context of the application site and surrounding Riverside, being of modern design with many examples of large glazed panels and aluminium cladding of various colours; the proposed materials and colours are considered to integrate acceptable with the visual amenity of the host building and surrounding area.

The proposal accords with all relevant planning policy.

Impact on neighbouring amenity

The proposed alterations would not increase the footprint of the existing building or represent a change of use of the application site. As such the proposals are not considered to significantly alter the existing situation with respect to the impact on neighbouring amenity.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Adverts

It is noted that the submitted plans also show a revised advertising scheme. This would require advertisement consent and as such is beyond the scope of this application. An informative is recommended to clarify that the grant of this planning application does not permit any signage or advertisements, nor does it supersede or replace the need for advertisement consent.

Flooding

The application site is located within Flood Zone 2. Given the modest scale and form of the proposed development, it is not considered that the proposal would have any impact upon flooding or the flood resilience on the area.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be:

white powder coated aluminium panels and brushed 'gold' effect aluminium panels

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy RC5.

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

Drawing No.:

- 01 - Proposed GA Ground Floor Plan
- 02 - Proposed GA First Floor Plan
- 07 - Propsoed GA Shopfront West
- 08 - Proposed GA Shopfront East
- 09 - Proposed GA Shopfront North

- 10 - Proposed GA Shopfront South
- SP001 - Site and Location Plan

As received: 03/01/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

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 applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The signage shown on the submitted plans would require advertisement consent. It is noted in the interest of clarity that the grant of this planning application does not permit any signage or advertisements, nor does it supersede or replace the need for advertisement consent
5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.