

DELEGATED APPLICATION REPORT

Address: Co-op, 100 South View Avenue, Caversham

Application No: 181931/FUL

Proposal: New chiller and freezer units, 1 new and 1 relocated condenser unit (all on east side elevation), replacement gate on north elevation, fenestration works and associated alterations.

Applicant: The Co-operative group

Agent: Mr Steve Norton

Date received (valid from): 06/11/18

Target Decision date: 10/01/19

EOT: 13/02/19

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a converted public house currently trading as a Co-op store. The surrounding area is of mixed use, however is predominantly residential which includes a three storey block of flats and semi-detached and terraced dwellings.

The application site is not located in a conservation area but is located in an Air Quality Management Area and within Flood Zone 3.

2. The Proposal

The proposal comprises of:

Repainting of low level shop front window frames, doors and stonework to match existing and fascia zone to be painted Traffic Grey

A total of 12 existing window frames (6 on front elevation), 2 on the eastern side elevation and 4 on the western elevation are to be repainted to match the existing. The entrance doors are also to be re-painted white to match the existing.

3 boarded up doors and all low level stonework is to be repainted cream to match the existing.

The fascia zone (above the entrance doors) which is currently painted green, is to be painted Traffic Grey (RAL 7043). This colour change is part of the Co-op's rebranding.

Install 1 no. new condenser on level concrete base within rear yard

The proposed condenser is proposed to be situated in the rear plant area on a new level concrete base. The condenser unit measures around 0.8m x 1.1m.

Relocate 1 no. new AC unit within rear yard on fixed wall

The new AC unit measures around 1m x 1m. It will be fixed on to the side elevation of the building (east) above the condenser.

New 2.3m high chiller and freezer units constructed from cold room panels on concrete bases with new opening in external wall for access

The chiller and freezer units are to be located to the eastern side of the building and will infill space between the wall separating the site from the highway and the building. The units will be accessed via the proposed metal gate and a new access door is to be created which will connect the units to the eastern elevation of the building. The units are to measure around 2.3m in height.

New single metal gate to replace existing double gate with metal infill panel to both sides

The proposed gate is to measure around 2m in height. The gate allows access to the goods entrance of the site and will also separate the proposed units (AC unit, condenser unit, freezer unit) from the customer car park.

Replacement boundary timber fence

The existing boundary fence to the rear of the site (which borders an area of open space and no. 79 Briants Avenue) is to be replaced with a fence to match the existing.

3. Consultation

Neighbours consultation:

The following addresses were formally notified of the application via letter on 15/11/18

98, 98a Star Road, Caversham

74 and 79 Briants Avenue, Caversham

Additionally a site notice was displayed on site until 13th December 2018. No responses have been received.

Internal Consultees Environmental Protection

The agent submitted a noise statement to supplement the application which has been reviewed by the Council's Environmental Protection Officer and it was concluded that the noise assessment shows that the background noise levels, particularly overnight are low in this location, however the internal levels with the proposals will remain within acceptable levels and no

negative impact on sleep would be expected. Therefore there are no objections to the proposal; nor any recommendations in relation to planning conditions as part of this application.

Transport

No objections to the proposal. However it was noted that the plans indicate there will be a stretch of new kerb to reinstate the damaged kerb that exists. Therefore the following informative was suggested:

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.

The Council's Highways section should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicants' behalf.

4. Plans and Documents Considered

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

Drawing No.

12987- DB3 - B01 -00- DR- A -90002 - Site Location Plan

12987- DB3 - B01 - 00 - DR - A - 90001 - Proposed Site Plan

Received 7th November 2018.

CR3 Rev 01 - Proposed Refrigeration Plant Layout

Received 15th November 2018.

12987-DB3-B01-00-DR-A-20001 Rev C - Existing Plan & External Elevations

12987-DB3-B01-00-DR-A-20002 Rev F - Proposed Plan & External Elevations

Received 11th February 2019.

Received 11th February 2019.

5. Relevant Planning History

181839 - 2 x externally illuminated hanging signs fitted to existing public house sign posts. 1 x non-illuminated 'Welcome To' acrylic text. 1 x internally illuminated 'Co-Op' logo. 15 x non illuminated wall mounted flat aluminium panels - Application Permitted

140790 - Installation of an external A/C condenser within the walled yard area, adjacent the goods in doors - Application Permitted

121044 - Installation of 2 no. condensers within the service yard to the side of the building - Application Withdrawn

110367 - Erection of brick enclosure adjacent to east elevation and installation of acoustic louvres in south and west elevations associated with new mechanical plant sited internally within existing building (amended description) - Application Permitted

111269 - Fascia signage, information signs and pole-mounted signs to existing public house sign posts (amended description) - Application Permitted

111152 - Conversion of existing flat on first floor into 2 x 1-bed flats and 1 x 2-bed flat including creation of external terrace - Application Permitted

111269 - Fascia signage, information signs and pole-mounted signs to existing public house sign posts (amended description) - Application Permitted

101813 - Reinstatement of two windows at ground floor - Application Permitted

101726 - Installation of new entrance doors and disabled access ramp - Application Permitted

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

1) Noise impact assessment was required for the proposal and was received on 12/12/18

2) The agent was advised that a number of elements of the proposal were required to be revised. These related to the modifications to existing windows and redecorating of the low level stone work, windows and doors. The proposal indicated that the low level windows, doors and stone work were to be decorated in Traffic Grey RAL 7043. The case officer advised the agent that decorating only the low level features would be harmful to the overall appearance of the building, which at present is fairly uniform in terms of its appearance and colour scheme (it would therefore conflict with Policy DM23: Shop Fronts and Cash Machines). Revised plans were received that showed the existing windows, doors and stone work were to be re-painted to match the existing, however the fascia zone above the entrance doors is to remain traffic grey, as initially proposed.

The boarding up of 6 low level ground windows (with MDF and new vinyl graphics applied) was also removed due to the case officer advising that the windows of the building were considered a positive feature of its overall appearance. Subsequently, the agent enquired as to whether the window's glazing could be sprayed white, as opposed to being boarded up. This was also deemed unacceptable for the same reason. The windows are now proposed to remain as existing, with the repainting of the timber frames in white.

The agent also omitted the proposed armco barrier from the proposal and noted that the proposed gate is to have a metal infill at both sides as opposed to just one, as initially described. Revised plans were received to reflect these changes.

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
CS34 Pollution and water resources
CS35 Flooding

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway-Related Matters
DM23 Shopfronts and Cash Machines

9. Appraisal

The main issues to be considered are:

- Impact on the host building and the surrounding area
- Impact on neighbouring amenity

1) Impact on the host dwelling and the surrounding area

1) Repainting of low level shop front window frames, doors and stonework to match existing and fascia zone to be painted Traffic Grey

The re-painting of the existing low level timber window frames, stone work and entrance doors to match their existing colour (window frames and entrance doors - white, low level stone work - cream) is considered acceptable as it is respecting the colours of the original building. The fascia zone above the 'porch style' entrance to the building is to be redecorated in

Traffic Grey RAL 7043. Although it is acknowledged this colour change will change the appearance to the front elevation of the building somewhat, it is not considered significantly more harmful than the green paint that already exists on the fascia zone and therefore complies with policy DM23: Shop fronts and Cash Machines.

2) Install 1 no. new condenser on level concrete base within rear yard

The new condenser unit is to be located on the eastern side elevation of the building at ground level. It is not considered that the condenser unit will be harmful to the existing building and will not be visible from the street scene.

3) Relocate 1 no. new AC unit within rear yard on fixed wall

The AC condenser is to remain on the eastern side elevation but to be repositioned. It is not considered that the new AC condenser unit will be harmful to the building as it is a movement of the existing unit.

4) New 2.3m high chiller and freezer units constructed from cold room panels on concrete bases with new opening in external wall for access

Due to the chiller and freezer units being enclosed by the proposed metal gate, brick wall separating the site from the highway and the rear of the building, it is not considered to cause a significantly adverse impact on the appearance of the site from street level. The new opening to the main building (to create a direct access from the building to the chiller and freezer units) will also not be visible on street level.

5) New single metal gate to replace existing double gate with metal infill panel to one side

The proposed metal gate is a replacement of an existing gate and therefore is not considered to cause any greater harm to the site than the existing. The two new metal infills to the gate are also not considered harmful

6) Replacement boundary timber fence

The replacement of the boundary timber fence (to the rear of the site) with a fence to match the existing is considered acceptable.

The proposed works are not considered to adversely impact the appearance of the host dwelling or the surrounding area. Although the proposed works will be visible from the street scene, these are not considered to individually or cumulatively impact the overall appearance of the building and the shop front and therefore complied with policies CS7 and DM23.

2) Impact on neighbouring amenity

The position of the site means that the building has no immediate neighbours. The proposed works are concentrated to the front entrance and

the eastern elevation of the building and therefore is not considered to harm to neighbouring amenity (either in relation to the upper floor units or those to the east on Star Road / Lower Henley Road). The noise assessment submitted as part of the application also shows that the background noise levels are low and the internal levels with the proposals will remain within acceptable levels, as confirmed by Environmental Protection. Therefore those that live in close proximity to the site should not experience significant issues relating to noise/disturbance over and above those which could exist at present.

Other Issues

Flooding: The application site is located within Flood Zone 3 and thus a flood risk assessment was carried out as part of the application. It is stated that the development should be constructed from resistant materials and that the proposals would have a negligible impact on surface water drainage. In light of the 'minor development' nature of the works and the context of the site/proposals, the level of information submitted is considered sufficient to demonstrate that policy CS35 is complied with. A compliance condition is recommended in this regard.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development hereby permitted shall begin within three years from the date of this planning permission.

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

12987- DB3 - B01 -00- DR- A -90002 - Site Location Plan

12987- DB3 - B01 - 00 - DR - A - 90001 - Proposed Site Plan

Received 7th November 2018.

CR3 Rev 01 - Proposed Refrigeration Plant Layout

Received 15th November 2018.

12987-DB3-B01-00-DR-A-20002 Rev F - Proposed Plan & External Elevations

Received 11th February 2019.

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

3. Cream paint to match existing low level stone work
White paint to match existing timber windows
Traffic Grey RAL 7043 to decorate the fascia zone above entrance doors
Timber fence to match existing

4. The development hereby approved shall only be undertaken in accordance with the approved document, Flood risk assessment for proposed new refrigeration plant at Co-op Food, 100 South View Avenue, Caversham, Reading, RG4 5BB which was received by the Local Planning Authority on 14th November 2018.

Reason: in order to comply with good practice building for flood resilience/safety in the flood zone and to accord with Policy CS35.

Informatives

1. 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.

The Council's Highways section should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

2. 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.

3. 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.

4. 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.

5. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.