

DELEGATED APPLICATION REPORT

Target Date: 2/11/19

Application No: 191411/FUL
Address: 6 King Street, Reading, RG1 2HB
Ward: Abbey
Case Officer: James Schofield
Proposal: Door to be removed and replaced with section of shopfront. New metal panel to fascia.

1. SITE DESCRIPTION AND CONTEXT

The development site relates to a commercial unit in the base of a four storey building at the corner of Butter Market and King Street. The unit is occupied by 'Starbucks Coffee' and has glass shopfront windows and various advertisements. The development site is within the Market Place/London Street conservation area

2. PROPOSAL

The proposed development pertains to the alteration of the shopfront, specifically removing the King Street door and replacement with matching shop front (related advertisement application ref: 191412):

3. CONSULTEES

Neighbours

A site notice was displayed from 3 October 2019. No comments have been received in relation to the proposed development.

Transport

No objections were raised by officers subject to conditions.

4. PLANS/DOCUMENTS CONSIDERED

The agent supplied the following:

Location Plan

Received on 28 August 2019

Existing Façade

Proposed Façade

Received on 7 September 2019

5. RELEVANT PLANNING HISTORY

07-00491-FUL Alteration to shop glazing.
Permitted 11/6/2019.

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. 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy
National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)
CS7 (Design and the Public Realm)

Sites and Detailed Policies Document (2012) (Altered 2015)
DM23: Shopfronts and Cash Machines

Reading Central Area Action Plan (RCAAP) (2009)
RC5 Design in the Centre
RC6 Primary Shopping Area
RC6 Central Core
RC10 Existing Active Frontage
RC14 Public Realm

8. APPRAISAL

8.1 Principle of development

The application seeks permission to replace the existing King Street door with new matching shopfront. No change of use is proposed. Such works are supported in principle by Policy CS7 (Design and the Public Realm) of the Core Strategy (2008) subject to a number of criteria ensuring the effects of the development are not harmful. This will be considered in more detail in the following sections.

8.2 Design and the Public Realm

Policy CS7 of the Core Strategy (2008) states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. The proposed shopfront changes are broadly similar to those already existing and are not considered to result in any material harm to the immediate character or appearance of the building or the conservation area, and as such, the proposal thereby accords with the policies of the Core Strategy (2008), SDPD (2012) and RCAAP (2009).

9. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

10. RECOMMENDATION

GRANT

11. CONDITIONS

1. Standard time limit
2. AP1 To plans and material specifications

Informatives

1. IF6 Building Control
2. IF7 Complaints about construction
3. IF3 Highways