

DELEGATED APPLICATION REPORT

Target Date: 13/12/18

Application No: 181804

Address: 69 London Road, Reading RG1 5BW

Proposal: Retention of parcel locker

Case Officer: Anthony Scholes

Site Description and Surrounding Area

The development site is located at the junction of Watlington Street and London Road and is currently operated as a 24 hour service station and off licence. The service station is accessed via both Wallington Street and London Road. The site contains a fuel canopy, car wash, advertising associated with the service station, and a single storey building used as the store/ payment kiosk. The site is within the Eldon Square Conservation Area and is the far edge of the conservation area. Immediately adjoining the site is the previous County Arms (undergoing conversion to residential flats) with the remainder of Watlington Street contains predominantly terraced housing. To the West exists a large block of flats (Tyrrel Court), and to the South-East is the Royal Berkshire Hospital.

Proposal

The applicant seeks retrospective approval for the placement of an 'InPost' parcel locker located on the Western side of the site adjacent to the boundary with the Tyrrel Court flats. The locker as existing measures 2.975m length x 2.426m height x 814 depth, and contains a LED display, small canopy with lighting and security cameras, and contains the functionality of an automated voice response. The locker is proposed to be operational 24 hours, with deliveries to occur between 0900 and 1730 hours. The locker would be serviced by a small van expected to attend the site once a day.

Plans Considered

The agent supplied the following, received on 17 October 2018:

Drawing Title: MFG Petrol Station, 69 London Road, Reading RG1 5BW - Site plan

Drawing No. 500-102 - Self-service parcel machine modular version

Relevant Planning History

None.

Internal Consultees

Environmental health officers have been consulted on the application; no issues were raised in relation to the proposal.

Transport officers have been consulted on the application; no issues were raised in relation to the proposal.

External Consultees

A site notice was displayed on the site for 21 days, and letters were sent out to adjoining neighbours. No responses have been received.

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.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Development Framework Core Strategy (2008)

Policy CS7 - Design and the Public Realm

Policy CS33 - Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document (2012)

Policy DM4 - Safeguarding Amenity

Policy DM12 - Access, Traffic and Highway-Related Matters

Appraisal

The main issues considered to be:

- Impact on adjoining properties
- Design and location

Impact on adjoining properties

The application relates to the positioning of a voice assisted storage locker adjacent to the boundary of the service station and a block of residential flats. The application has been brought forward following a complaint from a nearby neighbour about the noise emanating from the development. The proposal includes the provision that the sound will be muted from the development outside of regular hours, being 0900 - 1730 as confirmed by e-mail with the agent on 4 December 2018. In addition, the delivery hours will be limited to the same hours. The locker is proposed to be operations 24 hours a day, with an expected patronage of between 8-10 persons over a 24 hour period. It is expected that trips to the service station would be complimentary, and that clients would attend the site for more than just visiting the storage locker. As the site is currently operated as a 24 hour service station and off license, it is considered that the storage locker would not have a detrimental impact on the amenity of adjoining properties. A condition of approval is recommended to restrict the hours of deliveries, and hours permitted for sound associated with the lockers functions.

Design and location

The storage locker as currently located is on the Western most boundary of the site. As the site is the edge of the conservation area, it is considered that the location and

materials proposed would not have a significant detrimental impact on the character or appearance of the conservation area, or any nearby heritage assets.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

RECOMMENDATION

GRANT

Conditions:

1. Standard time limit
2. Standard approved plans
3. Hours of deliveries

No deliveries to the parcel locker shall take place outside the following times:

0900 hours to 1730 hours Daily

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy DM4

4. No amplified music times
No amplified sound associated the parcel locker is permitted outside the following times:

0900 hours to 1730 hours Daily

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy DM4

Informative:

1. IF1 - Positive and proactive (approval)
2. IF5 - Terms