

DELEGATED APPLICATION REPORT - Application No. 170492/FUL

Address: 163-165 Caversham Road

Proposal: Proposed single storey rear extension to existing ground floor shop

Case officer: Matt Burns

Site Description and Surrounding Area

The site relates to a pair of two storey mid terrace properties (amalgamated into one at some point) on the west side of Caversham Road. The property is in use as an A1 use at ground floor level (cycle shop) with part shop/ancillary office use at first floor level. The site is located within Flood Zone 2, an Air Quality Management Area and within the designated Reading Central Area. On this side of Caversham Road the building predominantly consist of building with retail and related uses at ground floor level, with ancillary uses above or residential accommodation.

Proposal

The application seeks planning permission for a proposed single storey rear extension to existing ground floor shop to provide staff room and store area.

Plans Considered

Drawing no.s:

165CR/P103

165CR/P102

165CR/P101

165CR/P104

165CR/S003

165CR/S002

165CR/S001

165CR/S004

Location Plan ref. 163-165, Caversham Road, Reading, RG1 8BB

Received on 29th March 2017

165CR/P000

Received on 30th March 2017

Relevant Planning History

920695 - Alteration to existing first floor office and showroom area to create separate B1 use at first floor with independent access at ground floor level - Granted.

170491 - Single storey rear extension to ground floor shop and conversion of upper floors to form 3 no. self-contained flats (3x1-bed units comprising 2 flats at first floor level and one maisonette at first and second floor level) and associated first floor rear extension, rear dormer roof extension and front roof lights - Under Consideration.

Consultation Responses:

RBC Transport - No objection.

A site notice was displayed at the site and neighbouring properties notified by letter. No representations 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

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Reading Central Area Action Plan) 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (2008) (altered 2015)

- CS7 Design and the Public Realm
- CS20 Reading Transport Strategy
- CS26 Hierarchy of Centres
- CS27 Maintaining the Retail Character of Centres
- CS20 Implementation of Reading Transport Strategy
- CS24 Car/Cycle Parking
- CS34 Pollution
- CS35 Flooding

Reading Sites and Detailed Policies Document (SDPD 2012) (altered 2015)

- DM4 Amenity
- DM12 Access Traffic and Highway Related Matters

Reading Central Area Action Plan (RCAAP 2009)

- RC5 Design in the Centre
- RC6 Definition of the Centre

Appraisal**Principle**

There is no in principle objection to the extension and retention of the existing ground floor retail use in this location which would accord with the aims of Policies CS26 and CS27

of the Core Strategy 2008, 2015 and Policy RC6 of the Reading Central Area Action Plan 2009.

Design and Appearance

To the rear of the property the proposed single storey rear extension would not be readily visible from the street-scene. Whilst the extension would completely fill the area to the yard area to the rear of the property the existing rear detached garage and shed already fill much of this area. There is also evidence of similar rear extension to nearby properties within this terraced row and as such the rear extension is not considered to be harmful to the character of the host property or surrounding area in accordance with Policy CS7 of the Core Strategy 2008, 2015 and Policy RC5 of the Reading Central Area Action Plan 2009.

Transport

The site is located on Caversham Road which is a main transport corridor within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.

The existing garage and shed are to be demolished to provide space for the rear extension with a small rear yard area to be retained. There is on street 30 minute parking available on Caversham Road directly outside the A1 unit, therefore any deliveries would be from this point.

There are no transport objections to the proposal which does not alter the existing access arrangement to the site.

(Policy CS20 and CS24 of the Core Strategy 2008, 2015 and Policy DM 12 of the Site and Detailed Policies Document 2012, 2015).

Amenity

The adjoining properties either side are in commercial use at ground floor level. The proposed single storey rear extension to the existing shop use would not result in any adverse harm to the amenities of the occupiers of these buildings.

The single storey extension incorporates 2 rear windows which would be located on the rear boundary with the access/yard area of no. 99 York Road to the rear of the site. No. 99 is a commercial property in use as a car park for the funeral directors at no. 157-161 Caversham Road. The windows are proposed to be obscurely glazed such that no undue overlooking or loss of privacy is considered to result. Obscure glazing of the windows is to be secured by way of a suitably worded condition.

(Policy DM4 of the Sites and Detailed Policies Document 2012, 2015 and Policy CS34 of the Core Strategy 2008, 2015).

Flooding

The site is located in flood zone 2. A flood risk assessment has been submitted as part of the application which is in line with Environment Agency standing advice for minor non-residential extensions. This indicates that the floor levels of the extension would be set no

lower than the existing and additional flood proofing measures are proposed to be incorporated within the development. Subject to a suitably worded condition to require the development to be carried out in accordance with the submitted flood risk assessment details it is not considered that the proposal would result in an unacceptable increase in flood risk.

(Policy CS35 of the Core Strategy 2008, 2015).

Other

The proposal is not liable for the Community Infrastructure Levy.

RECOMMENDATION:

GRANT planning permission, subject to 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 permission relates only to the following plans and documents:

165CR/P103

165CR/P102

165CR/P101

165CR/P104

165CR/S003

165CR/S002

165CR/S001

165CR/S004

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Reason: To clarify which plans have been approved.

3. The materials to be used in the construction of the external surfaces of the development shall match those used on the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy CS7 of the Core Strategy 2008, 2015 and Policy RC5 of the Reading Central Area Action Plan 2009.

4. The two windows to rear elevation of the single storey rear extension hereby permitted shall be fitted with obscure glass and with no openings parts up to 1.7m in height above the internal floor level, before the extension hereby permitted is occupied and retained as such thereafter. Any replacement or repair of the window shall only be with obscure glass.

Reason. To prevent actual and perceived overlooking, in the interests of the privacy of neighbours. In accordance with Policy DM4 of the Sites and Detailed Policies Document 2012.

5. The development hereby permitted shall not be carried out other than in accordance with the flood mitigation measures set out within submitted documents ref. Householder and other minor extensions in Flood Zones 2 and 3 and ref. Flood Resilient Methods, 163-165 Caversham Road, Reading received on 29th March 2017.

Reason: To prevent increased flood risk in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

Informatives

1. The Local Planning Authority has been positive and proactive in dealing with this planning application.
2. Your attention is drawn to the terms and conditions of this planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions 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. 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.