

DELEGATED PLANNING APPLICATION REPORT

Ward: Whitley

App Ref: 240574/FUL

Address: Morrisons Petrol Station, Wm Morrison Plc, Basingstoke Road, Reading, RG2 0HB

Proposals: Demolition of existing car wash and jet wash bay and a new extension to the existing sales building, new bin store and associated forecourt works.

Case Officer: Mr Gary Miles

Date received (valid from): 8 May 2024 Target Decision date: 10 July 2024

1. SITE DESCRIPTION

The site forms part of the wider Morrisons Supermarket, located in Whitley, Reading. The supermarket is accessed from the Rose Kiln Lane roundabout and from Basingstoke Road, whilst the petrol station is predominantly accessed from the supermarket service road or the roundabout junction with Rose Kiln Lane. The petrol station is flanked by Gillette Way to the west and Rose Kiln Lane to the north. The nearest petrol station and sales building of similar size is located approximately 0.6 miles northwest of the site located on the A33/Rose Kiln Lane junction.

The existing site consists of a petrol station with sales building, bin store, car wash, jet wash facility and associated forecourt equipment including compressed air and vacuum facilities along with a number of parking spaces. The site is not located within a main town centre use and furthermore the petrol filling station does not fall within the Class E (a) shop use but sui generis and therefore sequential testing for planning reasons is not required. The adjacent area is predominantly made up of mixed retail and warehousing. The site is not in a conservation area.

Site visit date: 21st May 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of demolition of the existing car wash and jet wash bay and a new extension to the existing sales building to create additional storage space so that the sales building can improve its offering of services for its customers, new bin store, the creation of 3 additional parking spaces 1 of which is designated for Blue Badge holders only, new compressed air and hoover facilities with allocated parking, 3 new trees as specified and various other associated forecourt works including part new shopfront frames, new glazed automatic skidding door finished in (Grey RAL 7016). The existing steel framed forecourt canopy will be retained and a separate advertising consent application has been submitted for the new signage.

Plans considered:

Drawing no: 14314-2359-BP1-Block Plan, dated 13 Mar 2024

Drawing no: 14314-2359-201-Existing Site Plan, dated 13th Mar 2024

Drawing no: 14314-2359-202-Proposed Site Plan, dated 13th Mar 2024 - superseded

Drawing no: 14314-2359-203-Existing Sales Building Layout, dated 13th Mar 2024

Drawing no: 14314-2359-204-Existing Building Elevations, dated 13th Mar 2024

Drawing no: 14314-2359-205-Proposed Sales Building Layout, dated 13th Mar 2024

Drawing no: 14314-2359-206-Proposed Sales Building Elevations, dated 13th Mar 2024

Drawing no: 14314-2359-LP1-Location Plan, dated 13th Mar 2024
Received by the Local Planning Authority on 2nd May 2024
Drawing no: 14314-2359-BP1-Rev A-Block Plan, dated 13 Mar 2024
Received by the Local Planning Authority on 8th May 2024
Drawing no: 14314-2359-202-Rev A-Proposed Site Plan, dated 13th Mar 2024
Received by the Local Planning Authority on 5th July 2024

3. RELEVANT PLANNING HISTORY

No history of late associated with the Petrol Station.

4. CONSULTATIONS

The following addresses were consulted by letter.

Jemca Toyota Reading, Rose Kiln Lane, Reading, RG2 0LJ
Costa Coffee, Brunel Retail Park, Reading, RG2 0HS

No letters of representation 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.

5. 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 Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN14: TREES, HEDGES AND WOODLAND

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Natural Environment
- d) Transport matters

a) Principle of development

Alterations to existing petrol filling station kiosk (sui generis) including a new extension to the existing sales building to create additional storage space so that the sales building can improve its offering of services for its customers. Demolition of the existing car wash and jet wash bay and, new bin store to the rear of the sales kiosk, new compressed air and vacuum facilities with allocated parking and other associated forecourt works. Based on the supplied documents the proposals is generally considered acceptable regarding design and scale, and impact on neighbouring properties - commercial, retail and warehousing.

b) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy CC8 states an extension to a property will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

From the documents supplied it is not expected that the proposal will cause any adverse harm to the character and appearance of the existing petrol filling station, Morrisons supermarket or the wider area of Reading. The nearest residential properties are located approximately 170m in a northeasterly direction and therefore the proposal is not considered to be harmful to the living environment of existing or new residential properties in the vicinity of the proposal. Advertising consent will be secured under a separate application - illuminated signage and lighting levels will be secured as part of that application. Officers have no objections.

c) Natural Environment

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance and vegetation cover will be extended. The natural environment officer was consulted, a full tree survey was not considered a requirement but the agent was requested to submit a Tree Protection Plan showing how the trees within the adjacent soft landscape area (northwest corner) will be protected during the works, as there may be a temptation to do invasive ground works or store to store equipment or materials on the soft landscape area. A simple tree protection plan was requested just showing the line of the Tree Protection fencing. The natural environment officer notes that 3 new trees are to be planted and acknowledges the positive benefits, the agent were requested to submit tree species and planting schedule.

From the documents supplied, the proposal is not expected to have a detrimental effect on trees, hedges or woodlands. Trees and hedges must be properly protected throughout the construction of the development. The natural environment officer has no objections.

d) Transport

The proposal retains existing parking and proposes additional allocated parking for the use of the compressed air and Hoover facilities, additional parking associated with the kiosk and one designated Blue Badge holder bay has been created adjacent to the kiosk. Existing surfacing to be retained as it is with new asphalt to new footpath and kerbed area's.

It is envisaged that the proposed changes to the forecourt shall safely and suitably accommodate demand, without resulting in overspill parking or disruption to the existing operation of the local highway network. The transport officer has no objections.

The proposal complies with policies CC7, CC8, EN12, EN14 & TR3 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3
DC1
L6