

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 231437/FUL

Address: 11 The Triangle, Tilehurst, Reading, RG30 4RN

Proposals: Replace existing shopfront with white powder coated aluminium frame, relocating door to the opposite side of the shopfront (including minor work to create level access to the shop floor from outside). New roller shutter to be relocated higher to fully expose shopfront.

Case Officer: James Schofield

Date received (valid from): 6 October 2023 **Target Decision date:** 19th of March 2024
(original date prior to being extended is 1st of December 2023)

1. SITE DESCRIPTION

The development site relates to the shopfront of a modernist late-twentieth century strip mall.

Site visit date: 19/01/2024

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Replace existing shopfront with white powder coated aluminium frame, relocating door to the opposite side of the shopfront (including minor work to create level access to the shop floor from outside). New roller shutter to be relocated higher to fully expose shopfront.

Plans considered;

Dwg No. P.PL.02 Rev A - Site/Location and Block Plan - As Existing

Dwg No. P.PL.02 Rev A - Ground Floor Plans and Elevations - As Existing

~~Dwg No. P.PL.03 Rev A - Ground Floor Plans and Elevations - As Proposed~~ (superseded)

As received on 10th of October 2023

Dwg No. P.PL.03 Rev A - Ground Floor Plans and Elevations - As Proposed

Dwg RET_826 Rebrand Retail Portfolio Tilehurst

As received on 11th of March 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A site notice was posted and 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
OU4: ADVERTISEMENTS
OU5: SHOPFRONTS AND CASH MACHINES

SPG/SPD

Design Guide to Shopfronts (2022)

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APPRAISAL

The design of the shopfront does not change markedly from that currently in place, or other shopfronts in the strip mall. The proposal includes two panes of glass, subdividing the frontage as per the Design Guide to Shopfronts (2022). The Design Guide discourages the use of rolling security shutters in favour of laminated glass, however, the other shops in this modern row of shops establishes this as part of the prevailing character, and as such no harm is presented by their use in this particular instance. No illumination is proposed, the ground level access is maintained and the materials to be used are not worse than those in place. No harm is deemed likely to result to the character of the building.

Conclusion

The proposal is deemed to accord with the aims of policies CC7, OU4, and OU5 of the Reading Borough Council Local Plan (2019).

RECOMMENDATION

Approve, subject to the following conditions:

1. Standard Time Limit
2. Approved plans
3. Materials to match