

DELEGATED PLANNING APPLICATION REPORT

Ward: Battle

App Ref: 231121/FUL

Address: Norcot Service Station, 856 Oxford Road, Reading, RG30 1EL

Proposals: New Single storey side extension to create a bakery concession. Installation of 2no. Jet Wash Bays and new 2m High bin store.

Case Officer: Sian Hickey

Date received (valid from): 8 August 2023

Decision date (ext): 2nd April 2024

SITE DESCRIPTION

The application site is a petrol station adjacent to the roundabout intersection between Norcot and Oxford Roads with Wigmore Lane. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is a mix of commercial, industrial, and residential.

Site visit date: 23/08/2023

Site visit photos:



Google earth image:

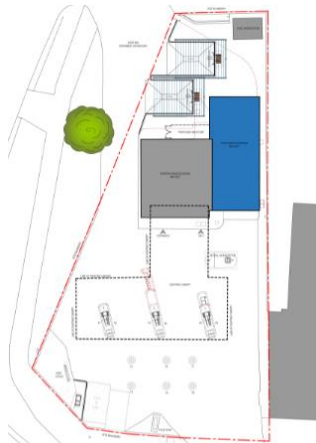


PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension to create a bakery concession (use class E). The proposed extension would be set back from the main front elevation of the existing sales building, the extension would have a width of 6.3m and a depth of 14.35m. The extension would have a flat roof with a maximum height of 3.8m.

The proposal also includes the installation of 2 jet wash bays, each measuring 4.2m by 6.4m. The bays would have glazed screens and a maximum height of 3.110m. A new 2m high timber fenced bin store is proposed at the rear of the existing sales building.

New signage is not being assessed as part of this application.



Plans considered

Drawing No. 14156-LP - Location Plan received 8th August 2023
Drawing No. 14156-BP - Existing Block Plan received 8th August 2023
Drawing No. 14156-205 - Proposed Elevations received 8th August 2023
Drawing No. 14156-204 - Existing Elevations received 8th August 2023
Drawing No. 14156-201 - Existing Site Plan received 8th August 2023
Drawing No. 14156-206 - Proposed Jet Wash bays Plan received 27th September 2023
Drawing No. 14156-207 - Proposed Bin Store Plan received 27th September 2023
Drawing No. 14156-202 rev C - Proposed Site Plan received 13th March 2024
Drawing No. 14156-203 - Existing and Proposed Floor Plans received 18th March 2024

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

The following addresses were consulted by letter.

850A Oxford Road, Reading, RG30 1EL
Norcot Post Office, 852 Oxford Road, Reading, RG30 1EL
26 Wigmore Lane, Reading, RG30 1HY
850 Oxford Road, Reading, RG30 1EL
852A Oxford Road, RG301EL

852b Oxford Road, RG30 1EL

Letters of representation have been received as follows: **None**

Waste

The waste services team advised that from a waste perspective the bins will need to be presented outside of the bin store for collection. They are currently requesting that all new bins have punch access codes.

Transport

The Transport officer had concerns regarding the original scheme submitted for the proposed use of the extension as a sui generis takeaway unit (Greggs). Insufficient information had been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed, and the proposed layout failed to demonstrate that the development would comply with the Local Planning Authority's standards in respect of vehicle parking and servicing.

Following the concerns raised above, the agent decided to proceed with the development for the proposed extension to incorporate a bakery concession (use class E) instead of a Greggs unit. Subsequently, the agent provided an updated summary of traffic generation and servicing vehicle details. These were assessed by the Transport officer and considered acceptable in principle subject to a condition regarding the use.

Environmental Protection

The Environmental Health Officer recommended that the proposals would be acceptable from a noise point of view, subject to a planning condition stating that the jet wash/vacuum/combi unit should not be used during the hours 11 pm - 7 am. The noise generated by this unit during the night time only just meets the noise standard, even though it operates only half the time during the assessment period. The noise level is averaged over a 15-minute period, which underestimates the impact when the unit is running. In reality, for a plant that is on and off during the night, the noise generated while the unit is operational is what matters, and the fact that it's off part of the time does not improve the situation.

As the development lies on the site of a garage, there is the potential for contaminated land to be present. Therefore, a condition and informative are attached to this permission to ensure that future occupants are not put at undue risk from contamination.

A further informative is attached to state that noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

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.

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)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC5: WASTE MINIMISATION AND STORAGE
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT
EN18: FLOODING AND DRAINAGE
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
OU1: NEW AND EXISTING COMMUNITY FACILITIES
OU5: SHOPFRONTS AND CASH MACHINES

SPD

Design Guide to Shopfronts (2022)
Revised Parking Standards and Design (2011)
Sustainable Design and Construction (2019)

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APPRAISAL

Principle of development

The proposal is for an extension to create a new bakery concession that would be operated by the applicant. The proposal does not involve a change of use of the existing petrol station. The proposal also includes new jet wash bays and a new bin store.

The principle of the development is accepted provided the proposals meet the requirements of the Reading Borough Local Plan and in particular the policies concerning highway safety, such as Policies TR3 and TR5.

Design

The proposed new unit is considered acceptable in terms of design and would integrate well with the existing petrol station sales building. The proposed extension would have a flat roof with the same eaves height as the existing building. The width of the side extension combined with the set back from the front elevation of the existing petrol station sales building creates a subservient addition.

The jet wash bays and the new bin store are considered suitable for their intended use and are set away from the Highway.

It is not considered that the proposed development would cause significant harm to the character and appearance of the existing building or the surrounding area in accordance with Policies CC7 of the Reading Borough Local Plan.

Safeguarding amenity

Due to the single storey nature of the proposed extension, there are no identified risks of the extension causing harm to neighbouring amenity with regards to overbearing effects, loss of sunlight and daylight, or concerns relating to loss of privacy/overlooking. The proposed extension is set away from the site boundaries, and it is considered that there is a sufficient distance between the proposed extension and the closest residential properties.

The existing petrol station is open 24 hours a day, 7 days a week. In comparison with the existing use, the additional impact of the proposed bakery is not considered to be significant in the context.

With regards to the new jet wash bays, as per the response from Reading Borough Council Environmental Protection; the impact of noise generated from the jet wash/vacuum/combi unit is considered acceptable subject to a condition restricting the hours of use. Therefore, the proposals are considered in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan.

Transport matters

A revised scheme for the use of the proposed extension as a bakery concession (class E) instead of a hot and cold food takeaway (sui generis) has been submitted for consideration. These details have been reviewed by the RBC Transport Department and considered acceptable, subject to a condition to ensure that the use of the extension remains ancillary to the service station and retail unit to prevent the extension from being used for other uses within Class E. Therefore, subject to condition, the development is considered in accordance with Policies TR1, TR3 and TR5 of the Reading Borough Local Plan.

Conclusion

The proposal has been assessed against the adopted policies as outlined above and is considered acceptable. Therefore, permission can be granted.

RECOMMENDATION

Approve

Subject to the following conditions:

Time limit

Approved plans

Materials

Restricted hours for jet wash

Contamination

Use to remain ancillary