

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 240099/FUL

Address: Punjab Stores, 42 Erleigh Road, Reading, RG1 5NA

Proposals: Proposed 8sqm front side extension to existing shop.

Case Officer: Mr Gary Miles

Date received (valid from): 2 February 2024

Target Decision date: 29 March 2024

1. SITE DESCRIPTION

The application site is a shop trading as Punjab Foods located on the corner of Erleigh Road and Hatherley Road. The property is retail on ground floor and residential above. Constructed of pattern brickwork and tiled pitched roof. The existing retail space lies within the original floorplan of the main dwelling with a later additional side extension constructed with red brick and a lean to tiled roof. The property is not listed nor within a conservation area.

Site visit date: 21st February 2024

Site visit photo.



2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a proposed front/side extension to the shop effectively pulling the existing shop forwards and squaring off the front and side elevation to create an additional 8sqm of internal retail space. The proposal will be constructed from red brick and tiled pitched roof with a large window to the front and side elevation in the same style to match the existing structure. New internal roller shutters and security grills will be included.

Plans considered:

Drawing no. A-1000 rev A - Site Location Plan & Block Plan - dated Jan 24

Drawing no. A-1110 rev B - Existing & Proposed Side Elevations - dated Jan 24 superseded

Drawing no. A-1100 rev B - Existing & Proposed Front Elevations - dated Jan 24 superseded

Drawing no. A-1020 rev B - Existing & Proposed Roof Plan - dated Jan 24 superseded

Drawing no. A-1010 rev B - Existing & Proposed Ground Floor Plan - dated Jan 24 superseded

Drawing no. A-1005 rev B - Existing & Proposed Landscape Plan - dated Jan 24 superseded
Received by the local Planning Authority 25th January 2024

Drawing no. A-1005 rev C - Existing & Proposed Landscape Plan - dated Jan 24 superseded
Drawing no. A-1020 rev C - Existing & Proposed Roof Plan - dated Jan 24
Drawing no. A-1010 rev C - Existing & Proposed Ground Floor Plan - dated Jan 24
Drawing no. A-1100 rev C - Existing & Proposed Front Elevations - dated Mar 24 superseded
Drawing no. A-1005 rev C - Existing & Proposed Landscape Plan - dated Jan 24
Received by the local Planning Authority 7th March 2024

Drawing no. A-1105 rev B - Existing & Proposed Side Elevations - dated Jan 24
Drawing no. A-1100 rev D - Existing & Proposed Front Elevations - dated Jan 24
Received by the local Planning Authority 13th March 2024

3. RELEVANT PLANNING HISTORY

051268 - Single storey side extension replacing existing timber lean-to and part first floor side extension - Permitted Feb 2006

020989 - Two storey extension (Hatherley Road elevation) for extension to shop (A1 use) at ground floor and 2x bedroom extensions to first floor living accommodation, following demolition of single storey wooden extension to shop - Refused Aug 2002

4. CONSULTATIONS

The following addresses were consulted by letter.

42a Erleigh Road, Reading, RG1 5NA
40 Erleigh Road, Reading, RG1 5NA
44a Erleigh Road, Reading, RG1 5NA
41 Erleigh Road, Reading, RG1 5NB
Flat 1, 41 Erleigh Road, Reading, RG1 5NB
Flat 4, 41 Erleigh Road, Reading, RG1 5NB
Flat 3, 41 Erleigh Road, Reading, RG1 5NB
42b Erleigh Road, Reading, RG1 5NA
Flat 2, 41 Erleigh Road, Reading, RG1 5NB
43 Erleigh Road, Reading, RG1 5NB

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 & Public Realm
CC8: Safeguarding Amenity
TR3: Access, Traffic and Highway-related matters

SPG/SPD

Design Guide to Shopfronts (2022)

The main issues to be considered are:

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

a) Principle of development

Alterations to the existing shop unit to create additional retail space by pulling the existing shop forwards and squaring off the front and side elevation. The proposal includes an area for the bins and the proposed planters will add greenery. The shop well used by local residents and it is considered an asset to the local community. The proposal is considered acceptable based on the supplied documents as part of this application.

b) Design and impact on the character of the area & amenity

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.

The proposal is small in scale and the proposed form will match the existing. The proposed construction materials - brick tiles and windows will match those of the existing shop. Officers have worked with the agent to amend the proposed externally mounted roller boxes and shutters to internal shutter/security grills with the boxes mounted internally. It is considered that the proposal will not be harmful to the character of the host property, it won't be harmful to the streetscene nor harmful to amenity. The proposed changes are considered acceptable and complies with policy CC7 & CC8 of the Reading Borough Council Local Plan.

c) Transport

The transport officer was consulted to make sure the proposal would not be detrimental to the safety of the public highway due to the close proximity of the shop to Hatherley Road and its junction with Erleigh Road.

Transport officers reviewed the documents and confirm the proposal would have no negative impact on visibility splays at the junction of Erleigh Road and Hatherley Road as the proposed extension is set back in excess of 5m back from the give way line.

d) Environmental Health Officer

The environmental health officer was consulted as part of the application, the officer confirms they have no objections regarding the proposal, but to include an informative to manage noise, dust and restrict construction activities between certain hours.

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

6. 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.

7. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
M3