

24 July 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	240475/FUL
Site Address:	Russell House, 117-119 Oxford Road, Reading, RG1 7UH
Proposed Development	Shopfront alterations to include new disabled access door, increased depth of two frontage windows and disabled access ramp, resurfacing of front forecourt (amended description)
Applicant	Mr Miwis Golestan
Report author	Marcie Rejwerska
Deadline:	26 July 2024
Recommendation	Grant permission, subject to conditions as follows:
Conditions	Amended wording of conditions, and addition of conditions 7 & 8 (in bold): 1. Time Limit (Standard) 2. Approved Plans 3. Details of materials used for new door and windows to be submitted prior to commencement of works and thereafter adhered to. 4. Hard surfacing of forecourt to be completed in accordance with approved plans prior to provision of ramp or steps or first use. 5. Provision of ramp and steps prior to first public use of new doorway. 6. Landscaping and planting to be provided as shown on the approved drawings prior to first use of new ramp or doorway. Maintained as approved. 7. No permanent structure extending the shopfront hereby approved or permanent fixtures to extend the retail use shall be installed on the forecourt area facing Oxford Road without the express consent of the local planning authority. 8. Waste management plan to be submitted for approval prior to first use and thereafter adhered to.
Informatives	As per main report, except for informative 7 (waste management advice) to be removed and addition of informative in relation to requirement of separate advertisement consent application:

	9. The applicant is advised that no advertisement consent is granted under this permission, and any advertising will require a further advertising consent application.
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1. Additional Information Provided – Refuse collection.

- 1.1 The agent has submitted a copy of the agreement he is in the process of arranging with a private collection company and clarified that the bins will be collected from Zinzan Street promptly to avoid blocking the private access road at the rear of the site. As no further details are available at this stage, condition 8 is recommended to secure a detailed waste management plan prior to first use of the site.
- 1.2 The Regulatory Services team have clarified that the Council's Streetcare Team is responsible for enforcement of any commercial bins causing obstruction to the public highway/footway.

2. Consultee comments

- 2.1 Further comments have been received as follows:

One objection citing concerns relating to:

- Proposal not in line with objectives of High Street Heritage Action Zone programme and the Shopfronts SPD.
- Insufficient information regarding the use of the forecourt facing Oxford Road.
- Unacceptable refuse collection arrangements.

The above is addressed within the original Committee report.

Two letters of support received.

3. Error in original report

- 3.1 Para 3.3 in the original Committee Report was left blank in error. The submitted plans and documentation list is as follows:

A-1210 Rev A – Proposed Bin Store Details
A-1010 Rev E – Existing and Proposed Ground Floor
A-1100 Rev F – Existing and Proposed Elevations
A-1200 Rev A – Proposed Landscape and Section A-A

Received by the LPA on 14 June 2024

A-1000 Rev B – Block Plan Site Location Plan

Received by the LPA on 14 May 2024

A-1005 – Existing Basement Floor Plan
Design and Access Statement

Received by the LPA on 16 April 2024