

## DELEGATED APPLICATION REPORT

**Ward:**

**App Ref:** PL/24/0421 Full planning permission

**Address:** Leos Supermarket, 29-35 School Road, Tilehurst, Reading, RG31 5AR

**Proposal:** Installation of new fire escape door to front elevation, remove louvers at high level to rear elevation and brick up. New louvered doors at ground level to rear elevation

**Applicant:** The Co-operative Group Ltd

**Received date:** 2024-04-03

**Target Decision date:** Originally 2024-05-29; EOT agreed until 2024-08-14

**Case Officer:** James Schofield

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### 1. SITE DESCRIPTION

The application site is a two-storey supermarket at the corner of School Road and Recreation Road in Tilehurst. The building appears to be a post-war modernist development. It's street-level frontage is composed of full-length glass windows and doors.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Installation of new fire escape door to front elevation, remove louvers at high level to rear elevation and brick up. New louvered doors at ground level to rear elevation. Plans considered:

Drg No: 3864.10 Existing Plan and Elevations

~~Drg No: 3864.11 Proposed Plan and Elevations (superseded)~~

Drg No: 3864.12 Block and Location Plan

As received on the 3rd of May 2024

Plant Noise Impact Assessment Project Reference: 86958 Rev: 01

Refrigeration Plant Layout

As received on the 1<sup>st</sup> of August 2024

Drg No. 3864.11a Proposed Plan and Elevations

As received on the 12<sup>th</sup> of August 2024

### 3. CONSULTATIONS

The following addresses were consulted by letter:

- 27a, School Road, Tilehurst, Reading, RG31 5AR
- 27, School Road, Tilehurst, Reading, RG31 5AR

No letters of representation have been received.

### 4. 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 Planning Policy

National Planning Policy Framework 2023

National Planning Practice Guidance 2014

Reading Borough Local Plan (adopted 2019):

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

## 5. APPRAISAL

### *Principle of development*

The application seeks planning permission for the installation of a fire escape into the front elevation, and in the rear elevation, the removal of three doors and four windows and the installation of louvered doors in their place. Such works are supported in principle by policies of the Reading Borough Local Plan (2019) subject to a number of criteria ensuring the effects of the development are not harmful and contributions are made to the sustainability of the Borough. This will be considered in more detail in the following section.

### *Character*

Policy CC7 of the Reading Borough Local Plan (2019) requires development to be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located.

Initially the proposal included a mechanical plant, however, further to discussions with the planning officer this element was removed and not considered within the scope of this application. Informally, it seems relocation of the plant from the roof by the applicant is intended to better suit their purposes and reduce noise for the residents above the store. However, it was the view of the officer that there was not time to fully consider this element under this application given when the noise impact assessment was received.

The installation of a fire door in the front elevation is considered to be relatively minor and necessary to improve the fire safety of a public amenity. The addition of louvres would not be out of place with the general functional and supportive role this elevation already serves, furthermore, it is only visible appreciably from the car park to the rear of the proposal site. As such, they are not considered to detrimentally alter or impact the existing design and appearance of the building.

Consequently, it is considered that the proposal would not detract from the character of the building and or the character of the area. In this regard the proposal is considered acceptable. As such, the proposal is considered to comply with Policy CC7 of the Local plan 2019.

### *Amenity*

CC8 states alterations will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposals considered in this application are largely changes to the fenestration plan, and will not cause harm to the existing flats, which are located to the front of the site above the supermarket.

Further to this analysis, the proposal is considered to accord with the aims of local policy CC8 on amenity.

## 6. CONCLUSION

In light of the above assessment the proposal is considered to accord with the requirements of the development plan and is therefore recommended for approval subject to conditions.

## 7. RECOMMENDATION

Approve.

Recommended Conditions:

1. Standard time limit
2. Approved plans
3. Materials as specified

Informatives:

1. Terms
2. Building control
3. Highways
4. Complaints about construction
5. Positive and proactive working