

DELEGATED APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/24/0910 Full planning permission

Address: 347 OXFORD ROAD, READING, RG30 1AY

Proposal: Change of use from Class E to Nail salon.

Applicant: Mr Trung Van Vu

Received date: 2024-07-15

Target Decision date: 2024-10-22

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises of an existing ground floor retail unit on the southern side of Oxford Road, between Reading West railway station to the east, and Battle Library to the west. The unit forms part of a two-storey building within a row of terraces. The site forms part of a Major Local Centre under Policy RL1 of the Reading Borough Local Plan. The surrounding area is a mix of retail and hot food takeaway units on ground floors with residential above. The property is not listed nor in a conservation area. The application site is within the Air Quality Management Area.

Site visit: 2nd October 2024



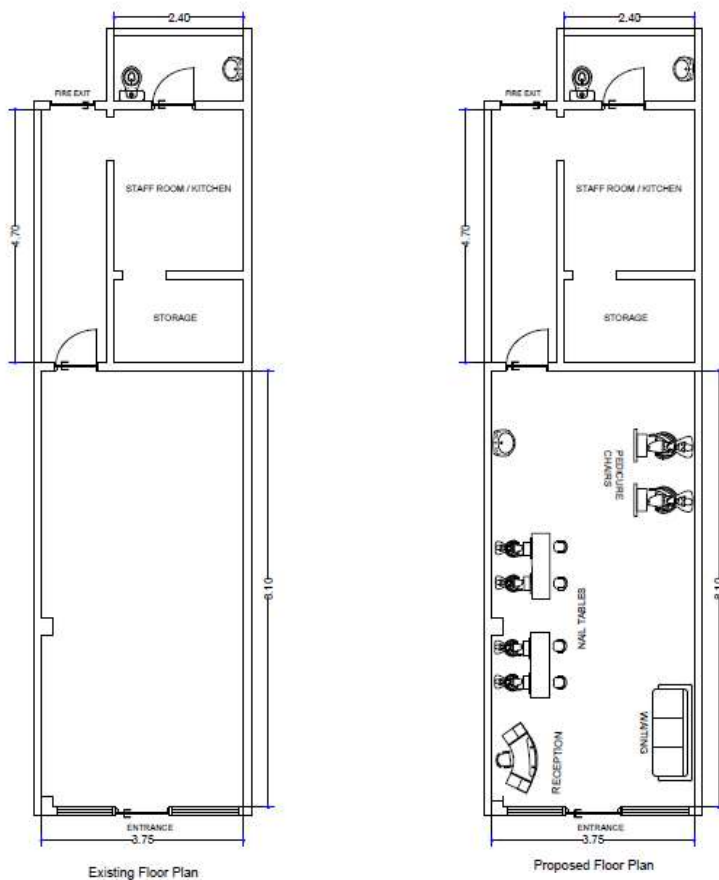
Existing front elevation



Existing interior

2. PROPOSAL AND SUPPORTING INFORMATION

Permission is sought for change of use from retail Class E to a nail salon *sui generis*. No external changes are proposed as part of this application, any new signage associated with the proposal will require a separate application for advertisement consent. This application is limited to the assessment of the proposed use only.



Plans considered:

Drawing no: TQRQM24197133831362-Location Plan, dated 15th July 24
 Drawing no: TQRQM24197134026523-Site Plan/Block Plan, dated 15th July 24
 Drawing no: A-01PLAN-Existing and Proposed Floor Plans, dated 15th July 24
 Received by the Local Planning Authority on 22nd July 2024

Air Quality Control Plan and Chemical Storage Protocol (Radon86) dated 3rd Oct 24
 Received by the Local Planning Authority on 4th Oct 2024

Example of Window Mounted Fan
 Received by the Local Planning Authority on 8th Oct 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal Consultees:

Transport Development Control – No objections.
 Environmental Protection officer – No objections.

External Consultees:

Flat, 347a Oxford Road, Reading, RG30 1AY
345 Oxford Road, Reading, RG30 1AY
349 Oxford Road, Reading, RG30 1AY
Flat, 349 Oxford Road, Reading, RG30 1AY
1 Connaught Road, Reading, RG30 2UD
3 Connaught Road, Reading, RG30 2UD
2 Edinburgh Road, Reading, RG30 2UB

No letters of representation have been received.

A site notice was also displayed at the front of the property.

5. 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.

6. 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)

Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN15 – Air Quality
Policy EN17 – Noise Generating Equipment
Policy EM1 – Provision of Employment
Policy EM4 – Maintaining a variety of premises
Policy OU5 – Shopfronts and Cash Machines
Policy TR3 – Access, Traffic and Highway Related Matters
Policy RL3 – Vitality and Viability of Smaller Centres

7. APPRAISAL

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Impact on amenity
- d) Parking
- e) Environmental matters

a) Principle of the change of use

In principle the proposed change of use of the unit from **Class E (Retail)** to 'sui generis' (Nail salon) is acceptable.

The proposal site is within a 'Key Frontages' area of Reading. Therefore, the use class of the property should be one of the 'Centre Uses' as listed in policy RL3. One of which is certain uses falling within the 'sui generis' category typically found in centres, including launderettes, theatres, tattooists, beauty parlours, amusement arcades, betting shops and pay day loan shops.

The proposal therefore is in compliance with the requirements of policy RL3 and as such it is considered acceptable.

b) Design and impact on the character of the area

Shopfronts should present an active frontage to the street at all times. To ensure the scheme complies with this, a condition will be included to ensure the shopfront maintains an active window display, to assist the viability and vitality of the primary frontage.

In terms of appearance, as this application relates solely to the proposed change of use, it is not considered to impact the street scene (as no external alterations are being considered as part of this application) and therefore the proposal complies with policy CC7 of the Reading Borough Local Plan 2019.

c) Impact on Amenity

Oxford Road comprises a mix of buildings on both sides. The ground floors of the parade of shops are mostly used as commercial units (Class E) and nail bars, salons, hairdressers - *sui generis*. The application site is currently an empty retail space.

The proposed nail salon would not conflict with the other existing uses within the vicinity of the application site and it is not considered likely to harm the character of the street.

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
- Access to sunlight and daylight
- Harm to outlook
- Crime and safety

Due to the nature of the application the proposal is not considered to detrimentally impact the amenity to the surrounding area and is considered compliant with policy CC8: Safeguarding Amenity of the Reading Borough Local Plan (Adopted November 2019).

d) Parking

There are no parking spaces associated with the site and customers would rely on local parking facilities or walk/cycle to the site. Reading Town Centre carparks are within walking distance of the site. Oxford Road itself has restricted on-street parking and forms part of the Red Route 'no stopping' corridor.

There are no transport objections to this application. The proposal therefore is considered acceptable from a highways perspective and therefore is not in conflict with policy TR3.

e) Environmental health considerations

The proposal does not include any external plant such as air conditioning or external flus or ducting, apart from a small window mounted fan, which can be manually switched to either let internal air out, or bring external air in.

The agent confirms that vapour odour, smells and fumes, harmful not only to the client but also to the nail technician will be controlled using specially designed extraction system for the beauty and cosmetic industry. The agent submitted an Air Quality Control Plan which has been reviewed by the Environmental Protection Officer and approved by the Local Planning Authority.

8. CONCLUSION

The proposed change of use has been assessed and is considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions as attached. The permission, however, excludes any external works including any shopfront alterations and signage that have or will take place as a result of the change of use and separate permission for which would be required.

9. RECOMMENDATION

GRANT