

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/24/1071 Full planning permission

Address: 133 FRIAR STREET, READING, RG1 1EX

Proposal: Revise the shopfront of the unit, by adding an additional exit door, for Building Regulations, Health & Safety, and Fire Protection reasons.

Applicant: Llewellyn

Received date: 19/08/2024

Target Decision date: 14/10/2024 Extended to 01/11/2024

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The proposal site is a shop unit at 133 Friar Street. The surrounding area comprises of a retail high street. The site is within the central and office core, primary shopping area and the site is part of an existing primary frontage in Central Reading. It is also within an Air Quality Management Area (AQMA).

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for an additional exit doorway to be added to the front elevation of the shopfront facing onto 133 Friar Street to provide access to the first floor above the retail unit, for Building Regulations, Health & Safety, and Fire Protection reasons. The new doorway is proposed to match the existing materials on the shopfront.

Plans/Documents considered

16573-1-DA01 (Design, Access and Planning Statement)

16573-1-THPR-xx-00-DR-A 1000 Location Plan

16573-1-THPR-XX-00-DR-A 1001 Existing Block Plan

16573-1-THPR-XX-00-DR-A 1002 Existing Ground Floor Plan

16573-1-THPR-XX-EL-DR-A 1001 Existing Elevations

~~16573-1-THPR-XX-00-DR-A 1011 Proposed Block Plan~~

~~16573-1-THPR-XX-00-DR-A 1012 Proposed Ground Floor Plan~~

16573-1-THPR-XX-EL-DR-A 1011 Proposed Elevations

CIL

As received 19 August 2024

16573-1-THPR-XX-00-DR-A 1011 P01 Proposed Block Plan

16573-1-THPR-XX-00-DR-A 1012 P01 Proposed Ground Floor Plan

As received 10 October 2024

Planning history

201045 Change of Use A1 (Retail) to Sui-Generis (Tattoo Studio). Permitted 10/09/2020

201046 Display of 1 non-illuminated fascia sign on Friar Street elevation. Permitted 10/09/2020

3. CONSULTATIONS

A site notice was sent to the agent and was displayed on 9 September 2024 at the site for the required notice period. No comments have been received.

The following were consulted:

- Transport Development Control – No objection, subject to amended plans that do not show the additional door opening onto the public highway.
- Building Control Consultations – No comments at the time of writing this report.

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 Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm
OU5: Shopfronts and Cash Machines
TR3: Access, Traffic and Highway related matters
CR2: Design in Central Reading
CR7: Primary Frontages in Central Reading

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. APPRAISAL

The main issues considered for these two separate applications are as follows:

Impact on shopfront

Policy CC7 states 'All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.'

Policy OU5: Shopfronts and Cash Machines states 'The proposal site is within Reading town centre, which is designated consisting of Primary Frontages and the frontage of Friar Street is considered an existing 'active frontage'.

The development will result in a material change to the appearance of the shop frontage but is not considered to have a detrimental impact within the public realm or on the active frontage. It will also provide an additional escape route in the event of a fire providing additional security for occupants on the first floor. Materials are proposed to match the existing building. It is considered to comply with policy OU5 and CC7

Impact on highway

Plans were amended to ensure that the proposed door would not open out into the public highway. It is considered acceptable as will not cause a potential danger to pedestrians. It is considered to comply with policy TR3.

6. CONCLUSION

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission.

7. RECOMMENDATION

Grant Planning Permission with conditions

Recommended Conditions:

1. Time limit
2. In accordance with approved plans

Informatives:

1. Terms
2. P&P