

DELEGATED APPLICATION REPORT

Ward: Emma Green

App Ref: PL/24/0927 Full planning permission

Address: 225 PEPPARD ROAD, EMMER GREEN, READING, RG4 8TS

Proposal: Proposal for the installation of a kitchen extractor and ducting to the rear elevation of 225 Peppard Road in respect of using the premise as a café.

Applicant: Mr. Zorbe Satlik

Received date: 2024-07-23

Target Decision date: 2024-11-11

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises of an existing ground floor unit currently used as a Betting shop under Sui Generis use. The unit is located on the west hand side of the junction of Peppard Road and Kidmore End Road in Emmer Green. The shop unit forms part of 3 separate businesses, the current neighbour is a Barbers, and the adjacent shop to that is a Beauty Salon, with an establish Public House, The White Horse located nearby. Residential flats are above the retail units and residential properties are located diagonally opposite, but no properties residential or otherwise are located directly opposite the application site. The surrounding area is a mix of retail and residential. The property is not listed nor in a conservation area.

Site visit: 12th September 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks permission for a kitchen extractor duct to the rear elevation of 225 Peppard Road in respect of using the premise as a café under use Class E. The supporting letter confirms that the proposal is not a change of use application as this use is permitted under GPDO 2015 (As Amended) and the proposal is only for external duct to use the unit as a café shop (Class E). Whilst the change of use from sui generis to betting shop is now covered under Permitted Development and does not require a prior approval application, the change of use does not cover additional alterations such as extractor ducting as per this application nor does it cover signage. A separate Advertising Consent application will be required for the cafe signage, the agent confirms this in their covering letter (saved to file) dated Aug 6th, 2024, this will also be conditioned in the decision notice.

Plans & Documents considered:

Drawing no: T QRQM24179153132579-Site Location Plan, dated June 24

Drawing no: PR-2806-BP-Block Plan, dated June 24

Drawing no: PR-2405-EPPE-Existing & Proposed Elevations, dated May 23 (superseded)

Design & Access Statement (ada group) dated July 24

Extraction Specification Report (Purified Air) dated June 24

Extraction Technical Specification document (Purified Air)

Fans Specification document (SuperLite-JM Aerofoil Accessories)

RO2 Rectangular Silencers document (Acoustica)

Multi Filtration Unit, Kitchen Extract document (Purified Air)

Fan specification (Helios)

Received by the Local Planning Authority on 23rd July 2024

Covering Letter from ada group

Received by the Local Planning Authority on 12th August 2024

Drawing no: PR-0810-EPPE-Existing & Proposed Elevations (revised), dated Aug 23
Acoustic Survey Report no: 225PR051024RG48TS (Ron-Berks Acoustic Ltd) dated Oct 24
Received by the Local Planning Authority on 8th October 2024

3. RELEVANT PLANNING HISTORY

PL/06/0169 - Extension of property including new shop front and entrance (225 Peppard Road also known as 1 Kidmore End Road) - Permitted June 2006

4. CONSULTATIONS

Internal Consultees:

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

External Consultees consulted by letter

3a Kidmore End Road, Emmer Green, Reading, RG4 8SD
3 Kidmore End Road, Emmer Green, Reading, RG4 8SD
2 Kidmore End Road, Emmer Green, Reading, RG4 8SD

No letters of representation have been received.

A site notice was also displayed at the front of the property and photograph received from the agent.

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 0U4 – Advertisements

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) Environmental matters including Noise & Odour
- e) Advertising

a) Principle of the development

This application seeks permission for the kitchen extractor unit and ducting.

The proposal, for the installation of a kitchen extractor duct to the rear elevation of 225 Peppard Road in respect of using the premise as a café, is considered acceptable in terms of development.

b) Design and impact on the character of the area

In terms of appearance, the kitchen extractor duct will exit on the side (south easterly) elevation and be mounted to follow the angle of the existing elevation. The ducting will be largely obscured by the existing tiled upper elevation and partially obscured by the upper roof dormers, satellite dishes and other wall mounted items, the ducting will terminate just above the existing roof level.

In terms of impact on the character of the area, the proposed ducting is considered acceptable and therefore the proposal complies with policy CC7 of the Reading Borough Local Plan 2019.

c) Impact on Amenity

This proposal has 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) Environmental Issues including Odour & Noise

The Environmental Protection (EP) officer confirms there are no issues relating to odour in respect of this application.

Although the supporting documents included product and technical specification details for the proposed extractor and ducting, an acoustic survey was not provided.

The EP officer requested an acoustic survey to be undertaken for the kitchen extract and stated the assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level ($L_{Aeq,TR}$) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, $LA_{90,T}$ when all plant/equipment (or any part of it) is in operation. The predicted rating level, $L_{Ar,Tr}$ (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, $LA_{90,T}$ when all plant/equipment (or any part of it) is in operation

The agent submitted an acoustic survey which concluded that the operation of the proposed extractor fan indicates a low adverse impact, as it suggests a multi-layer sound insulation scheme for the ceiling. The EP officer reviewed the acoustic survey and confirmed that the report demonstrates that it will be fine in terms of the noise from the fan and the noise between the uses.

However, additional information was needed to ascertain why the noise from the kitchen extraction system was surprisingly low.

The agent responded and confirmed that the extraction unit will be mounted internally and only the ducting would be mounted externally, hence the reason for the low noise impact.

The EP officer confirms the proposal is considered acceptable in terms of odour and noise, and therefore the proposal complies with policies EN15 and EN17 of the Reading Borough Local Plan 2019.

e) Advertising

This application does not apply to any of the proposed Café signage. A separate Advertising Consent application will be required for the cafe signage and will therefore be conditioned as part of the decision notice.

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

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