

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/24/1282 Full planning permission

Address: 21 WOKINGHAM ROAD, READING, RG6 1LE

Proposal: Proposed Glass and metal frame canopy enclosure to front yard of existing restaurant

Applicant: Mr Jamshed Miah

Received date: 30/09/2024

Target Decision date: 25/11/2024

Agreed Extension of Time: 23/12/2024

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a Victorian building set over 2 floors, located on the corner of Wokingham Road and St Bartholomew's Road in east Reading. The property is currently Class E previously been used as a number of different restaurants most recently, with Colley's Supper Rooms established here for over 25 years. The building is located in a prominent location with dual aspect on to Wokingham Road and St Bartholomew's Road. The building is constructed with patterned brickwork and pitched tiled roofs. Many original Victorian features still remain including the ornate chimney stacks, patterned brickwork, windowsills and ornate brick arch over large side window. A more recent addition was added in to create additional kitchen area. The application site is not listed and not within a conservation area. This part of east Reading and adjacent to the application site is predominantly residential.



Looking from Wokingham Road



Looking from St Bartholomew's Road

2. PROPOSAL AND SUPPORTING INFORMATION

This application relates solely to the proposed glass and metal framed canopy enclosure to front yard of existing restaurant. The proposal seeks to increase usable floor space to create additional outdoor seating in an environment which can be used in all weathers. The supporting design and planning statement makes reference to a similar metal framed canopy located at Café York in Erleigh Road. Limited information has been submitted though the proposed canopy would be made from metal with glass windows. The structure would enclose all of the outdoor areas to the front, facing on to Wokingham Road and St Bartholomew's Road. The structure would measure between 3.4m and 4m in height as it wraps around the curtilage of the property. No further details were submitted regarding lighting and power and internal arrangements.

Plans considered:

WR21:001 Site & Block Plans, dated Aug 24

WR21:003 Floor Plans-Existing

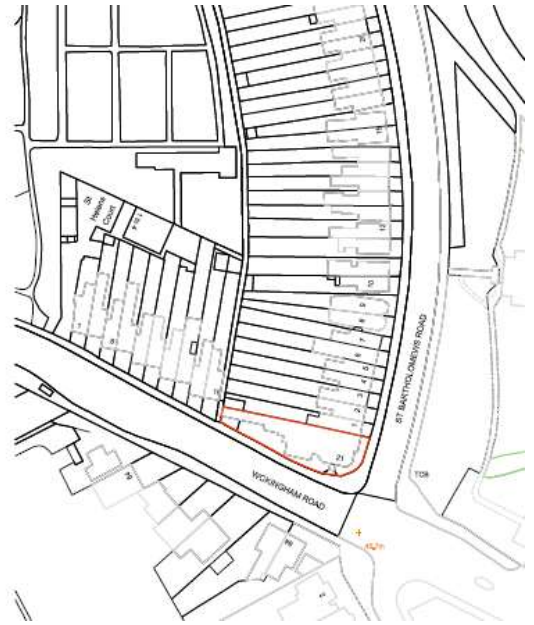
WR21:005 rev P2 Elevations-Existing & Proposed, dated June 24

Design & Planning Statement (Rammurti Deign Ltd), dated Aug 24

Received by the Local Planning Authority on 9th September 2024



Block Plan

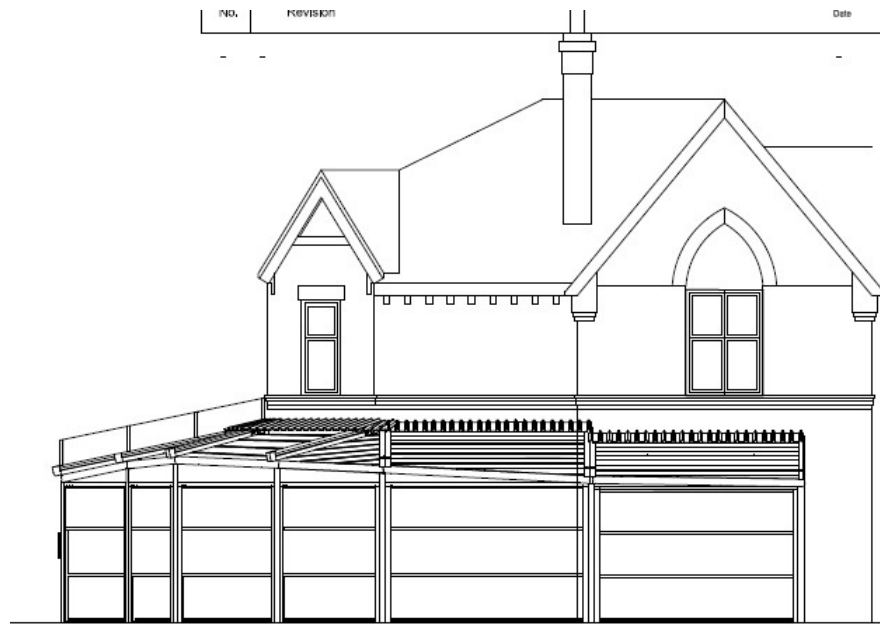


Location Plan



Wokingham Road elevation

Proposed Elevations



St Bartholomews Road elevation

Proposed Elevations

3. CONSULTATIONS

Internal:

Environmental Health Officer

Due to the potential increase in restaurant seating and possibility of additional noise, the Council's Environmental Health Officer was consulted. The EHO has concerns about additional noise as a direct effect of the increase in restaurant space. The submitted documents fail to accurately describe how the proposed glass and metal canopy will be constructed and how it will be insulated and therefore it is unclear how the proposed structure will mitigate against noise as a direct effect of the increased outdoor seating as a result of the proposed glass and metal canopy.

Transport Development Control – No comments received

External:

The following addresses were consulted by letter:

1 St Bartholomews Road, READING, RG1 3QA
3 St Bartholomews Road, READING, RG1 3QA
19 Wokingham Road, READING, RG6 1LE
56 Wokingham Road, READING, RG6 1LE
58 Wokingham Road, READING, RG6 1LE
60 Wokingham Road, READING, RG6 1LE
62 Wokingham Road, READING, RG6 1LE
64 Wokingham Road, READING, RG6 1LE
2 College Road, READING, RG6 1QB

Letters of representation have been received as follows:

Neighbour	1 St Bartholomews Road, Reading. RG1 3QA	Object
Neighbour	3 St Bartholomews Road, Reading RG1 3QA	Object

Summary of comments received:

Harmful to character of the property and wider streetscene. Concerns raised about noise as a direct result of the proposed glass and metal canopy. Increasing the usable floor space could create additional traffic and put pressure on residential parking spaces. General concerns surrounding loss of privacy, hours of trading, noise and general disturbances as a result of additional restaurant space.

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.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Residential Amenity
EN17 – Noise

5. APPRAISAL

Character & Appearance

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line.

The proposed glass and metal framed canopy enclosure to front yard of existing restaurant is considered harmful to the host building in terms of design, scale and materials. The proposed structure would cut

across and hide architectural detail to the front elevations. The proposal along with the prominent positioning of the existing property would create a jarring and obtrusive structure distinctly at odds with the existing and obscuring the character and architectural qualities of the existing. As such the proposal does not enhance, and would result in harm to, the character and appearance of the local area.

The existing frontage currently used as outdoor seating, positively softens the building, creates a gap between the curtilage of the property boundary and the property itself. The existing open frontage mirrors the front gardens of properties in St Bartholomew's Road and therefore should be retained.

As such it is considered that the proposal is contrary to policy CC7 of the Reading Borough Local Plan 2019 and paragraph 135 of the National Planning Policy Framework (updated 2024).

Safeguarding Amenity

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties in terms of: Privacy, Visual Dominance and overbearing effects of development, Noise and disturbance, Artificial, lighting and Odour. Policy EN17 states where noise generating equipment is proposed, the noise source specific level should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.

The proposed canopy is large and dominating and would have an overbearing, enclosing, effect on the adjacent house at 1 St Bartholomews Road. As such it is considered that the proposal would be harmful to residential amenity of the occupiers of that dwelling.

The proposal would appear to be a lightweight structure which would offer little in the way of acoustic insulation. The proposal would facilitate restaurant customers sitting out very close to the front of 1 Bartholomews Road with associated noise and disturbance to neighbouring occupiers. Without evidence to the contrary it is considered that this would harm the amenity of neighbouring occupiers.

The proposal is contrary to policies CC8 and EN17 of the Reading Borough Local Plan 2019 and paragraph 198 of the National Planning Policy Framework (updated 2024).

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable.

7. RECOMMENDATION

REFUSE

1. The development would be harmful to the character of the host property and surviving elements of a late Victorian building. Together with the loss of the private frontage, which currently contributes positively to the character and appearance of streetscene at the junction of Wokingham Road and St Bartholomew's Road. The development fails to respect the character, the design and the materials of the host building and is therefore contrary to policy CC7 of the Reading Borough Local Plan 2019.
2. The development would be visually obtrusive and overbearing to neighbours. The development would be harmful in terms of increased noise and increased artificial light, privacy would be compromised and uncontrolled odour would harm amenity. The development is therefore contrary to Policies CC7 & EN17 of the Reading Borough Local Plan 2019.