

DELEGATED FULL PLANNING APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/24/1428

Address: UNIT L30, ORACLE SHOPPING CENTRE, MINSTER STREET, READING, RG1 2AQ

Proposals: External alterations and installation of plant and extract equipment.

Case Officer: Mishga Marshall

Applicant: Elizabeth Lawrence

Date received (valid from): 25/10/2024

Original Target Decision date: 20/12/2024

EOT Agreed till: 18/02/2025

1. SITE DESCRIPTION

The application site is a multi-storey building with the commercial areas at ground floor and basement levels only, within the Oracle situated adjacent of Minster Road. It is not a listed building, but does fall within a conservation area and area of archaeological potential, is within an Air Quality Management Area as well as a Local (District) Centre. The surrounding area is commercial, no trees will be affected by the proposed development.

Site visit date: 15/10/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for minor external alterations to the flat roof of the northern side of the Oracle Shopping Centre for the installation of plant and extraction equipment. The proposed external alterations include the installation of 7no. condenser units and extraction equipment for unit L30. No additional floorspace would be created.

No works have been undertaken or started in relation to the proposed extension development.

Plans considered:

- Covering letter;
- Unit L30 Block & Site Location Plan (Drawing no. 0188.14a);
- Roof Red Line Plan (Drawing no. 0188.14);
- Existing Lower Ground Floor (Drawing no. 0188.10);
- Existing Ground Floor Plan (Drawing no. 0188.09);
- Existing Roof Plan (Drawing no. -0188.12);
- Proposed Lower Ground Floor plan (Drawing no. -01 Rev. A);
- Proposed Ground Floor Plan (Drawing no. -02 Rev. A);
- Proposed Section Plan (Drawing no. -03 Rev. A);

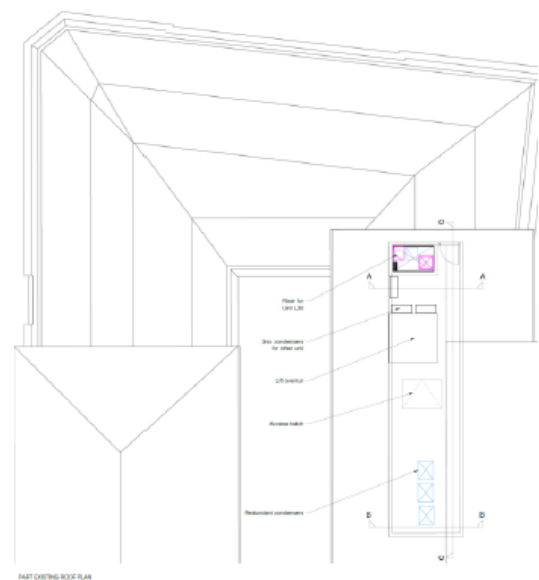
- Proposed Roof Termination Plan (Drawing no. -04 Rev. B);
- DEFRA Risk Assessment for Odour, Patridge Ventilation;
- Beermaster Product Guide, Wolseley Climate Centre;
- Danfoss Optyma Plus New Generation; and,
- High Static Ducted Unit Details, Daiken.
- EC20768-4. Cosy Club Reading. Plant Noise Impact Assessment
- Proposed Roof Floor Plan (Drawing no. 0188.13 Rev B)

Plans submitted:

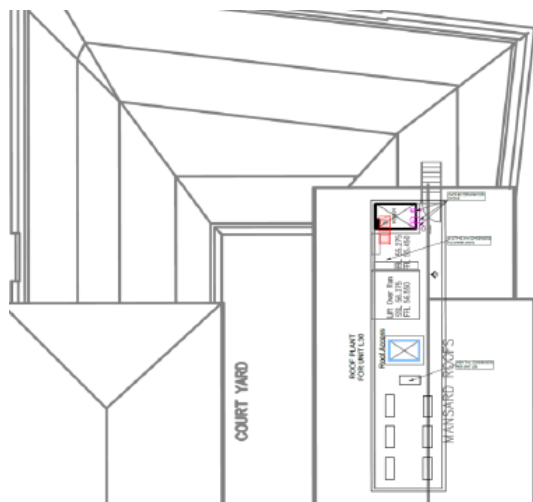
External Roof Works - Redline Boundary



Existing Roof Layout



Proposed Roof Layout



3. RELEVANT PLANNING HISTORY

PL/24/1277 - The installation of a new door and infill panel. - Approved on 27/11/2024

4. CONSULTATIONS

Site notice was erected on 11th November 2024.

Conservation Area Advisory Committee was consulted on 12th November 2024.

Environmental Protection Consultations was consulted on 12th November 2024 - The report is fine, and demonstrates that the proposed plant if installed as stated will meet our noise criteria. recommend a condition stating that the plant should be installed as per the noise assessment and roof plan.

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. 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)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN4 (Locally Important Heritage Assets)
EN15 (Air Quality)
EN17 (Noise Generating Equipment)

6. APPRAISAL

Design & Shop Fronts

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 that Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced.

The development would not materially change the shop front of the unit but would involve minor alterations to the unit, these include the positioning of the condenser units and extraction equipment, however these works relate specifically to internal works and roof works only. The proposal is not considered to have any undue harm on the public realm and surrounding area or the shop frontage and is considered to be of a sympathetic design which blends in well with the existing space and would not be visible from the public viewpoints.

As such, it is considered that the proposed development would comply with policies OU5 and CC7.

Noise & Odour

Policy EN15 states that developments should have regard to the need to improve air quality and reduce the effects of poor air quality. Air pollution can have a serious effect on human health and the environment; and as such it is essential that any new development within Reading avoids creating unacceptably poor levels of air quality both inside and outside the Borough boundaries. Policy EN17 states that where noise generating equipment is proposed, the noise source specific⁶¹ level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.

It is not considered that the proposal would result in unacceptable levels of noise or odour and appropriate mitigation measures have been assessed and put in place where required. Environmental Protection was consulted, they commented their acceptance of the noise and odour levels, stating that it was demonstrated that the proposed plant if installed as stated will meet our noise criteria, they recommended a condition stating that the plant should be installed as per the noise assessment and roof plan; officers back the comments made by the Environmental Protection Officer and have no further comments in this regard. The proposal is therefore considered to comply with policies EN15 & EN17.

Heritage

Policy EN1 states that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. Policy EN4 states that development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

The proposal is considered to not unduly harm the heritage of the conservation area and is instead considered to blend into the existing environment, with its sympathetic design. Conservation Area Advisory Committee was consulted but no response was received. The proposal is therefore considered to comply with policies EN1, EN3 and EN4.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans

Plant Noise