

DELEGATED FULL PLANNING APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0409

Address: 192 HENLEY ROAD, CAVERSHAM, READING, RG4 5LN

Proposals: Retrospective application for the installation of replacement shop-front, including relocation of front door and shop windows

Case Officer: Mishga Marshall

Applicant: Mr Arlind Avdiu

Date received (valid from): 18/03/2025

Target Decision date: 15/05/2025

1. SITE DESCRIPTION

The application site relates to No.192 Henley Road, located on the north west side of Henley Road on the corner with All Hallows Road. The ground floor was previously a Class E unit occupied by the Clean Green Living Company.

Site visit date: 28/03/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is a retrospective application for the installation and relocation of a new door and shop windows.

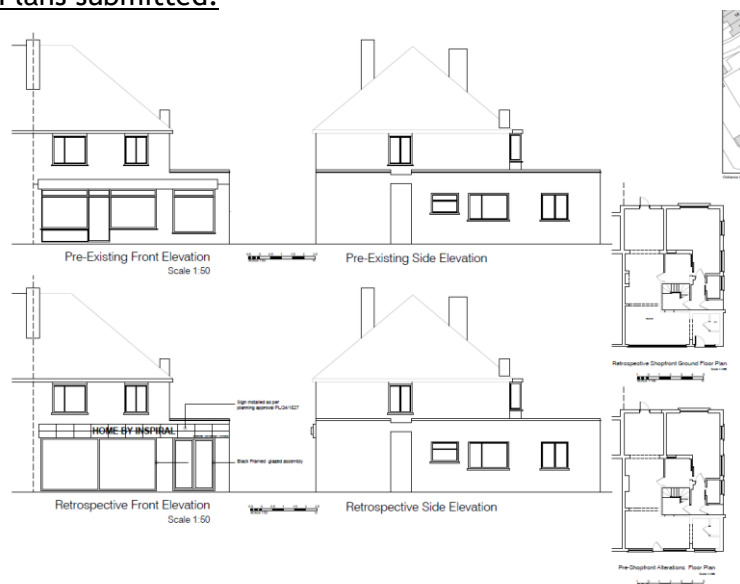
During the assessment of this application, it was discovered that works had been substantially completed in relation. The applicant was promptly requested to clear the information. On 20/03/2025, the applicant confirmed to details, and provided amended plans; the application was converted to a retrospective application following this, going forward this assessment will consider the updated plan provided 20/03/2025.

Plans considered:

192HR.MP201 REV B - PRE-EXISTING AND RETROSPECTIVE FRONT & SIDE ELEVATIONS
10/05/2025

Received by the LPA 12/05/2025

Plans submitted:



3. RELEVANT PLANNING HISTORY

PL/24/1527 - Front elevation fascia sign with illuminated letters - Approve with Conditions

PL/21/1974 - New pitched and flat roof over existing extension, new windows and doors and landscaping works. - Approve

PL/21/1557 - Change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise 1 new dwelling. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Approve

PL/02/0659 - Change of use from shop (A1) to dwelling (C3) residential - Approve

PL/99/2026 - Provision of 1 x Single Sided Free Standing Advertisement Display Unit - Refuse
[This application was appealed (APP/E0345/H/00/0547) - Appeal dismissed]

4. CONSULTATIONS

Site notice was displayed on 28/03/2025.

One letter of representation have been received.

Address unknown - not objecting to the proposals but informing the council that works have been started and substantially completed - received 13/04/2025

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

OU5 (Shopfronts and Cash Machines)

OU4 (Advertisements)

TR3 (Access, Traffic and Highway related matters)

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 retrospective application for the relocation of the shop door and windows is considered to be acceptable as the alterations have been carried out in a manner that is sympathetic to the character and appearance of the existing building and its surroundings. The repositioned door and windows do not result in any adverse impact on the visual amenity of the streetscape, nor do they harm the architectural integrity of the property. Additionally, the changes maintain appropriate levels of accessibility and functionality for the premises. As such, it is considered that the retrospective development would comply with policies OU5 and CC7.

Access

Policy TR3 is used in determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

Given the location of the unit, the retrospective door opens out into a private front space and not directly onto the public highway. As such, it is considered that the proposal would not cause potential danger to pedestrians and so complies with policy TR3.

Residential Amenity

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties.

Given the nature of the proposal, the retrospective development is not considered to cause a loss of sunlight and daylight or be overbearing to the neighbouring residential properties, such as No. 190.

Therefore, the proposal is considered to have an acceptable impact on the amenity of all adjoining neighbours, complying with Policies CC8.

7. CONCLUSION

The retrospective 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:
Approved Plans