

DELEGATED FULL PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: PL/25//0581

Address: 90-93 Broad Street, Reading, RG1 2AP

Proposal: Repositioning of an existing ATM & replacement of an existing ATM with associated works.

Case Officer: Louise Coveney-Fuller

Agent; David Cartwright

Expiry date: 11/06/2025

PROPOSAL

Repositioning of an existing ATM & replacement of an existing ATM with associated works.

RELEVANT PLANNING HISTORY

An advertisement application reference PL/25/0582 has been received in conjunction with this application.

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.

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)

CC8 (Safeguarding Amenity)

OU5 (Shopfronts and ATMs)

PLANNING CONSIDERATIONS

Design & Character

The proposal will not result in a bulky development and a materials condition has been added to ensure the materials used correlate with those outlined within the submission. Overall, the proposed design is considered acceptable and will not have an adverse impact on the character of the existing building or the wider Town Centre.

Taking into consideration the proposed works are for a replacement ATM in close proximity to the existing no visual amenity concerns are considered to arise.

For the reasons it is considered that the proposed development will not adversely affect the character and appearance of the surrounding area and is in accordance with Policy CC7 and OU5 and the advice contained within the NPPF 2024.

Conclusion

It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the area.

APPROVE SUBJECT TO CONDITIONS