

## DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/0756 Full planning permission

Address: 3 TIDMARSH STREET, READING, RG30 1HX

Proposal: Blocking rear windows to the existing commercial unit

Applicant: Pankaj Raishura

Received date: 21/05/2025

Extended Target Decision date: 27/10/2025

Case Officer: Nathalie Weekes

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### 1. SITE DESCRIPTION

The application site is a warehouse/ light industrial unit which has a total floor space of around 150 m2. The site lies on a residential road with a car dealership and valet service /car wash to the West at the rear at of the site and a shop unit with residential accommodation on the upper floors to the South.



Google street view

The application site is located within Flood Zone 1.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to block up the windows in the western elevation at the rear of the existing commercial unit and for bricks to match the existing materials.

Plans considered

976- 01 Site Location Plan

976-01-00 Block Plan

976-01-01 Ground floor & roof as existing

976-04-01 Front & Rear (North & South) Elevations as Existing

976-04-02 East Courtyard and East Elevation as Existing

976-04-01 South & West Elevation Existing

9436-107 Existing Roof Floor Plan

976 Design & Access Planning Statement, Colony, May 2025

CIL

As received 21 May 2025

976-04-11-B Front and rear elevations as proposed  
As received 9 October 2025

#### Relevant Planning History

PL/24/1254 Change of use of office building from Class E (offices) to C3 (dwelling houses) to comprise 2 dwelling units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Withdrawn

PL/24/0154 Change of use from Class E (offices) to C3 (dwelling houses) to comprise 3 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Withdrawn

PL/21/0511 Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), comprising 4 dwelling units. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Application returned

PL/21/1527 Change of use from Class E (workshop) to C3 (dwelling houses) to comprise 3 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 Refuse 9 November 2021

PL/20/0498 Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), converting 150 sqm of Storage into 4 X 1-bed dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Refused 28 May 2020

### 3. CONSULTATIONS

A site notice was displayed for the required consultation period. No neighbour letters of representation have been received.

### 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 2024

National Planning Practice Guidance 2014 onwards

#### Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

#### 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. APPRAISAL

### Design and impact on the public realm

Policy CC7 sets out requirements for high quality design in the borough.

The proposal is to block up the windows in the rear elevation of the development and for the infill sections of the brick wall to be constructed with bricks that match the existing development. The change in appearance of the single storey rear elevation will not be visible within the public realm. The proposed works comply with CC7 in this instance, subject on a condition for materials to match the existing building.

### Amenity

Windows are to be retained to the front of the development. The reduction in fenestration to the rear elevations will have no impact on surrounding residential properties or the car washing business to the rear of the site and would comply with Policy CC8.

## 6. CONCLUSION

The proposal has been assessed against national and locally adopted policies, and is considered in accordance with those policies, as set out above.

## 7. RECOMMENDATION

Grant Permission

Subject to conditions and informatives