

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/0867 Full planning permission

Address: 58 KINGS ROAD, READING

Proposal: Alterations to the ground floor shop front (Use class E) to provide additional door to access upper floor areas (Use Class E). (Amended description)

Applicant: Surjit Jutla

Received date: 13/06/2025

Target Decision date: 17/11/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

58 King's Road is a three a four-storey mid-terraced building located on the southern side of Kings Road within Reading town centre. The building has a ground floor commercial frontage onto King's Road and three upper floors in office use.

The site and building lies within an Air Quality Management Area (AQMA) but the building and the adjoining buildings are not listed, and the site is not situated within a conservation area nor is it subject of an Article 4 Direction or within a Flood Zone.



Figure 1: Application building

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for an additional front entrance to provide separate access to the ground floor shop unit and upper floor levels at 58 Kings Road.

Plans considered

9436-102 Proposed Site Block Plan

9436-101 Existing Block and Proposed Block Plan

9436-100 Location Plan

As received 13 June 2025

9436-103 REV A Existing Ground Plan

9436-104 REV A Existing First Floor Plan

9436-105 REV A Existing Second Floor Plan
9436-106 REV A Existing Third Floor Plan
9436-107 REV A Existing Roof Floor Plan
9436-108 REV B Existing Elevations

9436-110 REV B Proposed Ground Plan
9436-111 REV B Proposed First Floor Plan
9436-112 REV B Proposed Second Floor Plan
9436-113 REV B Proposed Third Floor Plan
9436-114 REVB Proposed Roof Floor Plan
9436-115 REV C Proposed Elevations
9436-116 Proposed side elevation

As received 3 November 2025

Email from agent to confirm materials are to be hardwood painted timber in dark grey ral 7016.

As received 13 November 2025



Fig 2: Proposed front elevation Rev C

Relevant planning history

PL/15/1604 - Certificate of Lawfulness for proposed conversion of existing property into 2 flats. Refused, 5th November 2015.

PL/21/1813 – Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations. Granted, subject to section 106 / legal agreement on 6th October 2022.

PL/23/1334 - Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations, without complying with condition 1 (time limit), 2 (plans), 3 (materials) and 18 (green roof) of PL/21/1813 for amendments to the side elevation, windows, balcony and roof design. Granted, 29th April 2024, and subject to prior associated S106.

PL/25/1019 - Application for Approval of Details Reserved by 4 (CMS), 11 (Archaeology), 13 (Hard and soft landscaping), 16 (SAP), 18 (Green roof details), and 19 (Flood resistant materials) of application PL/23/1334. Under consideration, August 2025.

PL/25/0868 - Change of use of 1st Floor, 2nd Floor and Loft from Class E (offices) to C3 (dwelling houses) to comprise 3 new flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Refused 08/08/2025

PL25/1212 - Change of use of 1st Floor, 2nd Floor and Loft from Class E (offices) to C3 (dwelling houses) to comprise 3 new flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Under Consideration

3. CONSULTATIONS

The following were consulted:

- Berkshire Archaeology Consultations: No objections
- RBC Transport: No objections

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

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

Relevant Planning Policy and Guidance and Legal 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework December 2024 and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

- CC7 Design and the Public Realm
- CR1 Definition of Central Reading
- CR2 Design in Central Reading
- EN2 Area of Archaeology
- OU5 Shopfronts and Cash Machines

SPD

Design Guide for shopfronts, January 2022

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’.

5. APPRAISAL

Shop frontage

Amended plans were submitted to change the shop front appearance to balance the appearance of the shop frontage rather than have two entrances next to each other which detrimentally impacted the existing symmetry of the shop frontage. A rear metal exit staircase was also removed from the proposal due to its negative impact to the rear of the site visible within the public realm, in front of the river Kennet.

The revised design preserves the symmetry and balance of the shopfront and retains a central glazing panel providing separation between each of the entrances. Materials are to be hardwood painted timber in dark grey ral 7016, proposed to match the existing building. The development is considered acceptable and in keeping with the character and appearance of the shop unit on the Kings Road and the surrounding area. and complies with policies CC7 and OU5.

6. CONCLUSION

The proposal for an additional entrance at 58 Kings Road and changes to the design of the shop frontage will retain the symmetry of the building and is not considered to detrimentally impact the character and appearance of 58 Kings Road. It is considered that the proposal is acceptable for the reasons set out in this report.

7. RECOMMENDATION

Recommended Conditions:

1. Time limit
2. Approved plans
3. Materials

Informatives relating to:

1. Building Regs
2. Terms and conditions
3. Construction

4. Additional planning consent required
5. Positive and proactive