

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/1286 Full planning permission

Address: SPREAD EAGLE PH, NORFOLK ROAD, READING, RG30 2EG

Proposal: Application for siting an InPost Parcel Locker

Applicant: InPost UK

Received date: 10/09/2025

Target Decision date: 05/11/2025

Extension of time agreed with agent: 19/11/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of The Spread-Eagle a public house but also trading as Bagheera Indian restaurant. Located on Norfolk Road at its junction with Wantage Road. The property is likely to be of the Arts and Crafts era constructed late 1800's, laid out over 3 floors and sits within a prominent position with active frontages facing on to Norfolk Road and Wantage Road. The main elevation which faces Norfolk Road is largely original in appearance.

The immediate adjacent area is predominantly residential, consisting mainly of Victorian terraced properties and a later addition of more modern townhouse styled properties constructed circa 2000 after Reading Football Club moved out of Elm Park Stadium. A small area of seating is provided outdoors adjacent to the main elevation but other than that the immediate area is typical of a quiet residential street positioned between the Oxford Road and Tilehurst Road. And very much original.

Site visit date: 2nd October 2025



Main front elevation (Google Maps image)



Front elevation, location of proposal and concrete base already cast for InPost Locker

2. PROPOSAL AND SUPPORTING INFORMATION

The original application under the same reference number was for retrospective permission, however following the site visit officers noted the development had been removed. Officers liaised with the agent and amended the application description accordingly for permission sought for the siting of an InPost Parcel Locker.

The parcel locker will measure 2m in length, by 0.9m in width and circa 2.4m in height. The locker will have a canopy protruding from one side, with built in lighting to allow users to stay dry and be seen at nighttime. The lockers are primarily made from steel with elements of aluminium with a coating and vinyl lettering. The unit is made up of a number of square lockers with doors and an interface touch screen. The locker system requires an electrical connection for power and lighting.

Plans and documents considered:

Drawing no: L(00)000 Rev P1-Location Plan, dated July 25

Drawing no: L(00)100 Rev P1-Block Plan, dated July 25

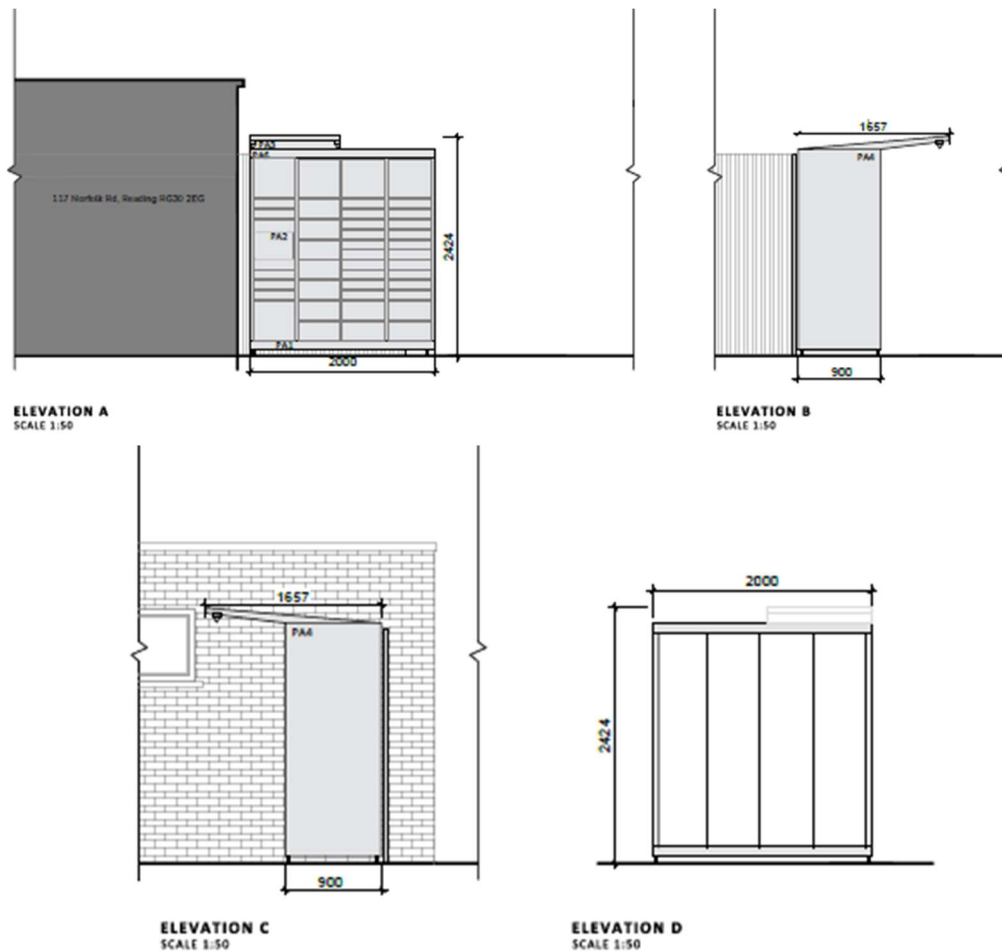
Drawing no: L(01)101 Rev P1-Existing & Proposed Plan, dated July 25

Drawing no: L(02)101 Rev P1-Existing & Proposed Elevations, dated July 25

InPost Central 2m FM -specification and dimensions.

InPost Sustainability document

Received by the LPA on 10th September 2025



Example InPost Locker Elevations



Image of InPost Parcel Locker system

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- Transport Development Control

The proposed lockers will consist of mix of small, medium and large lockers which will provide flexible slots for collection. Parcel collection only take a few minutes to collect. Based on this, it is highly unlikely that it would generate a significant amount of custom at any one time.

In view of the above, there are no transport objections to this application.

External

- A planning notice was attached to the nearby streetlamp column on 2nd October 2025. The planning notice was photographed in-situ and saved to the planning portal and left in place for a minimum of 21 days for the statutory public consultation period.

1 letter of support received:

Member of the public

Just wish to express that I am in favour of the InPost locker being situated outside The Spread Eagle. It proved a valuable service for me and highly convenient. I witnessed lots of people using this service during the time it was there.

1 letter of objection received:

Spread Eagle Pub

I am writing in regards to planning application for sitting UK INPOST UK parcel locker application in our premises , we just want raise our concern in this matter , how it can be authorised to place adjustment to our property 117 Norfolk road , in past they took permission from us paying monthly rent and were using our electricity...

We are not in favour to have that in place adjustment to our property where our customer go for smoke at the front of the pub.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

OU5 (Shopfronts and Cash Machines)

7. APPRAISAL**Character & Appearance**

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line.

The proposed development of an InPost parcel locker consists of an unsympathetic form and incoherent appearance, the structure will fail to respect the host property or the wider streetscene in terms of character and appearance.

For the reasons outlined above, the application is not supported in planning terms and is contrary to policy CC7 of the Reading Borough Local Plan 2019 and paragraph 135 of the National Planning Policy Framework (updated 2024).

Safeguarding Amenity & the Public Realm

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties in terms of: Privacy, Visual Dominance and overbearing effects of development, Noise and disturbance, Artificial, lighting and Odour.

The InPost parcel locker will be visually dominating by virtue of its positioning adjacent to the front elevation of The Spread Eagle and proximity to the entrance of the property.

The built in lighting and illuminated touch pad screen is considered harmful to residential amenity in terms of unnecessary light pollution. Officers consider the proposed structure is harmful to visual amenity and the public realm and brings an unnecessary proliferation of clutter to Norfolk Road and the adjacent streets.

For the reasons outlined above, the application is not supported in planning terms. The canopy is contrary to policies CC8 and of the Reading Borough Local Plan 2019.

Shopfronts and Cash Machines

Policy OU5 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 proposed InPost parcel locker includes features found on cash machines. By virtue of the appearance, materials, the positioning and the illuminated touch screen are cumulatively harmful to the host property (The Spread Eagle) and the wider streetscene.

For reasons outlined above, the application is not supported in planning terms and therefore the development is contrary to policy ou5 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The development has been assessed as set out above and is considered to be unacceptable due to its unsympathetic form, and incoherent appearance, harmful to the character of the host property, wider streetscene.

9. RECOMMENDATION

REFUSE

1. The development by reason of its unsympathetic form, materials and appearance and inappropriate siting would appear as an obtrusive discordant and detracting feature harmful to the appearance of the existing site and wider streetscene. The development is contrary to policy CC7 of the Reading Borough Local Plan 2019, and paragraph 215 of the National Planning Policy Framework (NPPF).
2. The development is harmful in terms of increased artificial light harmful to the amenity of adjacent residents and the area in general. The development is therefore contrary to policies CC8 of the Reading Borough Local Plan 2019.