

Planning Statement for the erection of a single storey rear extension, installation of plant and landscaping.

On behalf of Co-operative Group Food Limited.

Date: November 2025 | Pegasus Ref: P25-1320

Author: Joe Yardley



Document Management.

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1. Introduction.

- 1.1. This Planning Statement ("Statement") is submitted in support of an application for planning permission for the erection of a single-store extension to the rear of the existing Co-op convenience store, together with the installation of plant and landscaping at 124 Henley Road, Emmer Green, Reading, RG4 6DH ("the Site"). The Site falls under the jurisdiction of Reading Borough Council ("RBC").
- 1.2. The Statement sets out the background to the Site and development proposals, including the relevant planning history and planning policy framework, together with their physical context and assesses the proposals in terms of their compliance with policy.
- 1.3. This Statement should be read in conjunction with the supporting documents to the application, including drawings prepared by Wellfield Associates.
- 1.4. This Statement has been updated to accompany a revised set of drawings prepared by Wellfield Associates (Drawing Nos. 3923.10a, 3923.11d, 3923.12a and 3923.13a), which reflect amendments made following pre-application discussions and in response to previous reasons for refusal under LPA Ref. **PL/25/O319**. The updated drawings include refined details to the proposed rear extension, plant layout, and boundary treatment, ensuring that design, scale, and visual impact are appropriately addressed in accordance with Reading Borough Council's planning guidance.

2. Site and Surrounding Area.

- 2.1. The Site comprises the Co-op and rear service yard. It is situated approximately 1.8 kms northeast of the centre of Reading, on Henley Road. The Site is located in the suburb of Caversham and consists of a single storey convenience store, offering groceries and household necessities.
- 2.2. Currently the store has limited floorspace which must accommodate the main sales area as well as ancillary office, welfare and storage space (much of which is external and positioned in the rear yard). The current external stores, chiller and freezer units are no longer considered suitable to accommodate the required levels of stock, which has resulted in the Co-op store being unable to store a sufficient volume of goods to accommodate demand, resulting in a loss of revenue.
- 2.3. The store has been operating in excess of 40 years, and during this time, the rear yard has not been used for parking, instead providing space for external storage, plant and, more recently, external cold rooms. It is accessed from Chiltern Road to the east and deliveries are made to the east of the premises from Chiltern Road, with staff transporting them into the goods yard.
- 2.4. The building itself features a white rendered exterior finish, with the primary elevation of the store being mostly glazed with tinted glass. This feature allows an abundance of natural light to fill the interior. The entrance has automatic glass doors that offer ease and convenience to the customers.
- 2.5. There is a parking area in front of the store, ensuring customers' easy access. The area surrounding the convenience store is mainly residential (Use Class C3) with a wide mix of terraced, semi-detached, and standalone houses. Other amenities present include a health clinic (Use Class E), a public house (sui generis), and a park. Retail facilities (Use Class E) such as a bakery and a barber shop, and a hot food takeaway (sui generis) can also be found within the vicinity. Additionally, there are academic institutions and a library (Use Class F1) along with an office space (Use Class E) nearby.
- 2.6. The Coop is characterised by its modern design and strategic location. In terms of flood risk, the Site is located in Flood Zone 1, according to the Environment Agency's Flood Map. This means it is located in an area with a low probability of flooding, i.e., it has a less than 1 in 1,000 annual probability of river or sea flooding.
- 2.7. The site is not located in a conservation area and there are no Listed Buildings nearby. Additionally, there are no other statutory designations which may impact the development of this Site.

3. Planning History.

3.1. The Site has an extensive planning history, relating to its use as a retail facility falling under Use Class E(a). Its planning history is reproduced here for completeness.

- **PL/25/0913** – Pre-Application advice for the installation of new mechanical plant in the yard, removal of external cold-rooms with erection of a single storey rear extension and spraying of the existing shopfront. Advice received 09/09/2025.
- **PL/25/0319** – New mechanical plant in the yard, removal of external cold-rooms with erection of a single storey rear extension and spraying of the existing shopfront. **Refused, 19/05/2025.**
- **PL/16/1104** – 1 x fascia sign, 1 x projector sign, 1 x flat aluminium panel, 1 x deep aluminium panel. **Approved, 09/08/2016.**
- **PL/16/0547** – Discharge of condition 4 (acoustic details) of planning permission 152015-FUL. **Conditions discharged, 27/05/2016.**
- **PL/16/0726** – Non-material change to planning permission 152015 for reconfiguration and relocation of covered enclosures and cold rooms. **Agreed, 17/05/2016.**
- **PL/15/2014** – Installation of replacement internally illuminated projecting sign and externally illuminated fascia sign. **Approved, 12/01/2016.**
- **PL/15/2008** – New access gate from Chiltern Road, new ramp, concrete hard standing and drainage. **Withdrawn, 04/03/2016.**
- **PL/09/1648** – Canopy to the rear covering an existing yard area. Provision of walk-in chiller and freezer unit beneath canopy mounted on a new concrete slab. New fencing. (Resubmission of planning application 08/00723/FUL). **Withdrawn, 16/09/2009.**
- **PL/08/1352** – 3 Fascia signs and 1 projecting sign. **Agreed, 17/10/2008.**
- **PL/09/0968** – Erection of canopy to rear yard of store to house refrigeration equipment; and erection of fencing around the perimeter of the site. **Refused, 03/09/2008.**

3.2. The most relevant planning decision is application ref. **PL/25/0319**. A copy of the decision is provided at **Appendix 1**. The application was refused for the following reasons:

"1. The proposed development, by reason of its excessive scale and plot coverage, unattractive appearance and an absence of soft landscaping and in combination with existing incremental additions, would result in a visually stark, overly dominant and overdeveloped character within the site. This, together with the visual prominence when viewed from adjacent residential streets Chiltern Road and Tilbury Road, would result in a visually harmful and incongruous form of development which would fail to maintain and enhance the character and appearance of the area. The proposal is therefore contrary to

Policies CC7 and EN14 of the Reading Borough Local Plan 2019, the Reading Borough Council Tree Strategy 2021 and paragraphs 135 and 136 of the NPPF 2024.

2. The application fails to demonstrate that the reduced goods yard area resulting from the proposed development will not have a detrimental impact on the functioning of the transport network through increased likelihood of on-street parking and servicing, with associated harm to the safety of users of the transport network including pedestrians and cyclists, contrary to Policies TR1 and TR3 of the Reading Borough Local Plan.

3. The application has failed to demonstrate that the noise from the proposed mechanical plant can be sufficiently mitigated to achieve the required noise source specific level of 10 dBA below the existing background level when measured at the nearest noise-sensitive receptor. As such the proposal would be likely to give rise to disturbance to surrounding residents, harmful to their amenity, contrary to Policies CC8 and EN17 of the Reading Borough Local Plan 2019."

Pre-Application, Post-Refusal

- 3.3. Following the refusal of planning application **PL/25/O319**, the Applicant engaged in a round of pre-application advice, under LPA Ref. **PL/25/O913** with RBC to ascertain how the issues and reason for refusal highlighted above could be overcome. A complete copy of the advice response is held at **Appendix 2**.
- 3.4. After receiving the response, the Applicant engaged in a virtual meeting with the Planning Officer and it was established that the key points to address related to:
- The perceived overdevelopment of the site, particularly in the northeastern corner of the site
 - The stark contrast between the perceived intensification of the commercial use as it meets the residential development behind and
 - Potential noise impacts arising from the additional/relocated plant.
- 3.5. Following this discussion, the proposals were amended to address the comments as follows:
- The plant layout was amended to relocate the AC units into the underutilised garage and the northeastern corner has been cleared of equipment
 - Soft landscaping is proposed to the site's boundary with the fence-line altered to improve the visibility of the landscaping without allowing views into the yard.
- 3.6. Reasons for Refusal 1 and 2 of planning application PL/25/O319 are assessed in more detail in Section 4 of this Statement, whilst Reasons for Refusal 3 is addressed and assessed in Section 6 of this Statement.

4. The Proposal.

- 4.1. The application seeks planning permission for a series of improvements and operational enhancements to the Co-op store at Henley Road, RG4 6DH, designed to improve functionality, efficiency, and visual appearance while maintaining sensitivity to the surrounding area.
- 4.2. The Co-op need to invest in this shop to bring it in line with customers expectations and to provide safe environment for staff to work in. This shop has not seen any investment for almost 10 years. A key part of that investment is for the proposed extension to extend the back of house to allow for internal storage of cages and so that the volume and range of goods to be provided to customers can be stored within the shop. The present arrangement of external storage is wholly unsuitable and in any case, the existing goods yard currently accommodates external stores and chillers which means that there is very little room in the yard. It is therefore essential that a rear extension is constructed at the premises to allow the store to continue serving the local community.
- 4.3. In the rear yard, the existing chiller and freezer stores will be removed, and a flat roof, single-storey extension to the shop will be constructed. The proposed rear extension will be finished in white render to match the existing building and will extend the existing parapet roof, ensuring the extension is in keeping with the premises. The extension will be stepped back from the existing eastern building line and will accommodate the back-of-house area, providing a suitable volume of storage space.
- 4.4. Within the rear goods yard, the existing plant will be removed and 2 no. air conditioning units and gas cooler will be installed around the edge of the yard. The refrigeration pack will be installed within the garage/storage building and therefore does not form part of the application. It is, however included for completeness and to inform the Noise Impact Assessment.
- 4.5. The existing goods-in gate will be retained on Chiltern Road, allowing delivery operations to continue without disruption.
- 4.6. As discussed at pre-application stage, new planting is proposed along the north eastern corner of the yard, softening the visual impact of structures. Plant species have been selected to be low-maintenance, environmentally sustainable, and appropriate to the local context.

5. Planning Policy.

5.1. The following policy is considered relevant to this application:

Local Planning Policy

5.2. Reading's current adopted Local Plan is the Reading Borough Local Plan 2019, formally adopted in November 2019. The Local Plan ("the Plan") sets out policies governing development within Reading Borough Council ("RBC") up to 2036.

5.3. The Site is located within the defined boundary of the Caversham / Emmer Green area according to the Local Plan Policies Map.

Reading Borough Local Plan 2019

5.4. **Policy CC1** of the Plan sets out the principles of sustainable development. It states:

"A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible."

5.5. **Policy CC7: Design and the Public Realm** seeks to ensure that all development enhances the quality, character, and legibility of Reading's built environment, with particular attention to its relationship with streets, public spaces, and the public realm.

5.6. Additionally, **Policy CC7** states that development should be well-designed, contextually appropriate, and inclusive, enhancing the appearance and function of its surroundings. It must use good-quality materials, respect the scale and character of nearby buildings, and integrate positively with the public realm. Designs should be sustainable, accessible to all, and minimise harm to neighbours, heritage assets, and the wider streetscape.

5.7. **Policy CC8: Safeguarding Amenity** ensures that new development does not harm the living conditions of neighbouring properties or the surrounding area.

5.8. Development must protect neighbours' light, privacy, and outlook, avoid being overbearing, limit noise, smell, and other disturbances, and minimise environmental impacts, using design or operational measures to mitigate any potential harm.

5.9. **Policy EN14: Trees, Hedges and Woodlands** states that *"New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough."* The site is not located within a Tree Planting Priority Area as identified in Tree Strategy, where additional planting is encouraged.

5.10. **Policy EN17 Noise Generating Equipment** states *"Where noise generating equipment is proposed, the noise source specific⁶¹ level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor."*

5.11. A partial review of the local plan was submitted to the Secretary of State for Examination in May 2025. As of October 2025, Reading Borough Council has not yet received the

Inspector's Report for the Partial Update of its Local Plan, meaning the amended policies hold limited weight in the determination process.

- 5.12. There are no further policies or SPDs of relevance to this application.

Material Considerations

National Planning Policy Framework 2024 (NPPF)

- 5.13. The revised National Planning Policy Framework (December 2024) ("the NPPF") sets out the Government's policies for the planning system to ensure that the planning system helps to achieve sustainable development.
- 5.14. The key objective of the NPPF is to achieve sustainable development and paragraph 8 confirms that there are three overarching objectives which need to be pursued, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring sufficient amount of and right type of development to support growth.
- 5.15. **Paragraph 11** confirms that a presumption in favour of sustainable development is at the heart of the NPPF and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay.
- 5.16. **Paragraph 39** relates to decision making and confirms that "local planning authorities should approach decisions on proposed development in a positive and creative way" and that:
- "Decision-makers at every level should seek to approve applications for sustainable development where possible."*
- 5.17. **Paragraph 85** states that:
- "significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development."*
- 5.18. **Paragraph 98** states that planning decisions should:
- "plan positively for the provision and use of ...community facilities (such as local shops...) and other local services to enhance the sustainability of communities and residential environments."*
- 5.19. **Paragraph 198** states that development should:
- "mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life."*
- 5.20. Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local authorities should approach development decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Securing



the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

6. Planning Assessment.

Principle of Development

- 6.1. This planning application proposes a new single storey rear extension, new mechanical plant in the yard which services the convenience store and landscaping.
- 6.2. The Site comprises the Co-op convenience store, located at 124 Henley Road, which is a long-established trading store functioning under Use Class E and which provides an important service to the population of Caversham and Emmer Green.
- 6.3. Co-op plans to extend their existing premises on Henley Road, Caversham, to increase internal storage capacity and ensure a suitable range of goods for customers. The current goods yard, which includes external stores and chillers, does not provide adequate space, making a rear extension essential to maintain the local retail service.
- 6.4. The proposal involves removing the existing chiller and freezer stores and constructing a single-storey, flat-roofed extension finished in white render to match the existing building.
- 6.5. The extension will provide additional back-of-house storage space while extending the parapet roof for a cohesive appearance. A new concrete plinth will be installed in the rear yard to support plant equipment, including two air conditioning units, a refrigeration pack, and a gas cooler.
- 6.6. The plant area will be enclosed within the existing garage which will minimise noise impact.
- 6.7. The development maintains the functional integrity of the yard while respecting the character and appearance of the surrounding area. By consolidating storage, introducing landscaping, and providing necessary operational infrastructure, the scheme reduces visual clutter, enhances amenity, and aligns with local planning policies promoting good design, sustainable development, and environmental enhancement.
- 6.8. The accompanying updated drawings illustrate the refined design and layout of the proposal, incorporating improved landscaping to the site boundaries, a simplified plant arrangement with enhanced acoustic screening, and minor adjustments to the footprint of the rear extension to ensure an improved relationship with neighbouring properties. These revisions respond directly to feedback received during pre-application discussions (Ref. **PL/25/0913**) and are intended to address the earlier reasons for refusal.
- 6.9. Overall, the proposals reflect a considered and balanced approach, supporting the acceptability of the scheme in principle and in accordance with the objectives of the adopted local plan.

Sustainable Growth and Climate Change

Policy CC1 – Presumption in Favour of Sustainable Development

- 6.10. **Policy CC1** aligns with the National Planning Policy Framework's presumption in favour of sustainable development. It expects proposals to make efficient use of land within Reading's built-up area, support the borough's growth strategy, and balance environmental, social, and economic objectives.

- 6.11. The proposed extension achieves these aims by enabling the continued function of an existing retail use on previously developed land, supporting local economic activity and community access to essential goods without generating the impacts associated with new standalone development. The proposal therefore accords with the presumption in favour of sustainable development.

Policy CC7 – Design and the Public Realm

- 6.12. **Policy CC7** requires high-quality design that maintains and enhances local character. The proposed extension has been designed to integrate seamlessly with the existing Co-op building, respecting its scale, proportions, and materials. The design introduces a consistent shopfront rhythm and complementary detailing to maintain visual cohesion and improve the street scene.
- 6.13. Materials will match or closely complement the existing palette to ensure continuity, while subtle modernisation enhances the building's appearance. The layout maintains safe pedestrian access and legibility within the public realm, contributing positively to the local environment.
- 6.14. The proposed plant is not visible from street level beyond the site's boundary and the provision of landscaping to the north eastern corner of the site will help to ease the transition from the commercial frontage to the residential street to the north.

Policy CC8 – Safeguarding Amenity

- 6.15. **Policy CC8** ensures that development does not cause unacceptable harm to neighbouring amenity in terms of privacy, daylight, sunlight, outlook, noise, or disturbance.
- 6.16. The proposed extension is modest in scale and located to avoid overshadowing or loss of privacy to nearby properties. Servicing operations and store functions remain within established parameters, and acoustic mitigation will be implemented where necessary to control plant or equipment noise.
- 6.17. Accordingly, the proposal safeguards the amenity of nearby occupiers in compliance with **Policy CC8**.

Policy EN17 – Noise-Generating Equipment

- 6.18. **Policy EN17** requires that any plant or equipment associated with a development must not cause harm to the amenity of nearby uses.
- 6.19. This submission is accompanied by a Noise Impact Assessment ("NIA"). The NIA has identified the nearest noise sensitive receptors as being the residential properties above the parade of shops. These are set back from the rear elevation of the store and the nearest receptor at around 19m from the nearest plant item will be screened from the plant by the proposed extension.
- 6.20. Additionally, a house on Tilbury Close will be around 13m from the nearest plant. Screening will be provided to the AC units by the building housing the pack, although the upper floor windows may have line of sight to the gas cooler.

- 6.21. Predicted daytime plant noise levels comply with Reading Borough Council's requirement to be 10 dB below background noise.
- 6.22. At night, the predicted specific plant noise level is 21 dBA at the nearest receptor (R2), slightly above the target of 10 dB below background. However:
- BS 4142:2014 notes that at very low background levels, absolute noise levels may be more relevant than relative differences, especially at night.
 - Limiting plant noise to 10 dB below background would require only 15 dBA at the receptor, which is impractically low. The predicted 25 dBA is still very quiet, leading to about 10 dBA inside bedrooms — well below the BS 8233:2014 and WHO night-time guideline of 30 dBA. Typical household noises (e.g., fridges) are louder.
 - Background noise measurements deliberately excluded existing plant noise; real background levels near the store are likely higher.
- 6.23. Overall, the plant noise is acceptable by reasonable standards. Imposing stricter limits would be impractical, unenforceable, and fail the NPPF "six tests" for planning conditions.

Transport, Parking and Servicing

Policy TR1 – Sustainable Transport

- 6.24. **Policy TR1** promotes development that supports sustainable modes of transport, reduces car dependency, and maintains safe and efficient movement for all users.
- 6.25. The proposed extension is modest and will not materially increase traffic generation. The store primarily serves the immediate local community, encouraging walk-in trips and linked journeys.
- 6.26. Existing pedestrian and cycle access will be maintained, with secure cycle parking retained in line with Council standards.

Policy TR3 – Parking and Servicing

- 6.27. **Policy TR3** requires that parking and servicing are appropriate to the scale and nature of development.
- 6.28. The proposal involves a **small extension to the existing Co-op store**. It maintains the site's **existing servicing arrangements**.
- 6.29. The Co-op store is currently serviced by vehicles appropriate to the site constraints, and the proposed extension will not result in the intensification of the use and no change is proposed to the existing servicing arrangements. In that regard, deliveries have not historically taken place in the service yard and there will be no change as a result of the proposed small extension.
- 6.30. Contrary to objections raised in the Council's pre-application advice report that the proposal would worsen servicing constraints, there will be no material impact on deliveries associated with the use.

- 6.31. In summary, the proposal ensures that servicing arrangements remain as existing and there are no adverse highways impacts as a result of the extension or installation of plant.
- 6.32. By retaining safe and efficient servicing, maintaining customer parking, and ensuring compliance with local traffic regulations, the proposal **fully accords with Policies TR1 and TR3** (Transport Strategy; Access, Traffic and Highway Safety). The scheme therefore represents a sustainable and policy-compliant development, supporting the operational needs of the store while safeguarding the role of the designated centre and the local transport network.

Summary and Overall Compliance

- 6.33. The proposed extension to the existing Co-op convenience store fully accords with the relevant policies of the **Reading Borough Local Plan (2019)** by:
- Making efficient use of previously developed land and supporting Reading's compact urban form (**Policy CC1**);
 - Delivering high-quality, contextually appropriate design that enhances the public realm (**Policy CC7**);
 - Safeguarding residential and local amenity from adverse effects (**Policy CC8**);
 - Protecting and enhancing environmental and landscape assets (**Policy EN14**);
 - Ensuring plant and equipment operate within acceptable noise limits (**Policy EN17**); and
 - Promoting sustainable transport and safe servicing arrangements (**Policy TR1 and Policy TR3**).
- 6.34. In summary, the proposal represents a sustainable, well-designed, and policy-compliant development that will enhance local shopping provision while protecting the environmental and amenity qualities valued by Reading Borough Council's Local Plan.

7. Conclusions.

- 7.1. This application seeks planning permission for the erection of a new single storey rear extension, replacement plant and landscaping.
- 7.2. Following the refusal of planning permission, the proposal has been revised and resubmitted with updated drawings that address those reasons for refusal in relation to design, layout, and environmental considerations as well as matters raised at and the pre-application stage, ensuring a comprehensive and policy-compliant submission.
- 7.3. It has been demonstrated that the proposal will have no harmful impact on visual amenity, or on the amenity of residents close to the site.
- 7.4. The submitted report concludes that the proposals would be acceptable in terms of Noise Impacts.
- 7.5. The proposal is therefore in accordance with the aims of local and national planning policy, and therefore the Applicant respectfully request that full planning consent for the proposal is granted.



Appendices



Appendix 1 – Decision Notice for LPA Ref. PL/25/O319

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr Christopher Jackson
29 Tyrone Road,
Thorpe Bay,
Southend-on-Sea,
SS1 3HE

Application No: PL/25/0319
Application type: FUL

Applicant: The Co-operative Group

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: New mechanical plant in the yard, removal of external cold-rooms with erection of a single storey rear extension and spraying of the existing shopfront.

At: Co-op Supermarket, 124 Henley Road, Reading, RG4 6DH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 19 May 2025



SDV

Assistant Director of Planning, Transport and
Public Protection Services

REASONS FOR REFUSAL

1. The proposed development, by reason of its excessive scale and plot coverage, unattractive appearance and an absence of soft landscaping and in combination with existing incremental additions, would result in a visually stark, overly dominant and overdeveloped character within the site. This, together with the visual prominence when viewed from adjacent residential streets Chiltern Road and Tilbury Road, would result in a visually harmful and incongruous form of development which would fail to maintain and enhance the character and appearance of the area. The proposal is therefore contrary to Policies CC7 and EN14 of the Reading Borough Local Plan 2019, the Reading Borough Council Tree Strategy 2021 and paragraphs 135 and 136 of the NPPF 2024.
2. The application fails to demonstrate that the reduced goods yard area resulting from the proposed development will not have a detrimental impact on the functioning of the transport network through increased likelihood of on-street parking and servicing, with associated harm to the safety of users of the transport network including pedestrians and cyclists, contrary to Policies TR1 and TR3 of the Reading Borough Local Plan.
3. The application has failed to demonstrate that the noise from the proposed mechanical plant can be sufficiently mitigated to achieve the required noise source specific level of 10 dBA below the existing background level when measured at the nearest noise-sensitive receptor. As such the proposal would be likely to give rise to disturbance to surrounding residents, harmful to their amenity, contrary to Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

Date: 19 May 2025



SDV

Assistant Director of Planning, Transport and
Public Protection Services

INFORMATIVES

1. The application has been assessed based on the following plans/ information:

Location Plan and 3923.13 – Block Plan
Plant Noise Impact Assessment by Noise Solutions Ltd- dated 9th Dec 2024
Received 27.2.2025 by the LPA.

3923.11a Proposed Plans and Elevations
Received 12.5.2025 by the LPA.

2. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.
3. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.
4. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre-application service here:
<https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>

Date: 19 May 2025



SDV

Assistant Director of Planning, Transport and
Public Protection Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Date: 19 May 2025



SDV

Assistant Director of Planning, Transport and
Public Protection Services



Appendix 2 – Pre-Application Advice Response PL/25/O913

PEGASUS PLANNING GROUP LTD,
GROUND FLOOR SOUTH WING,
EQUINOX NORTH,
GREAT PARK ROAD,
BRADLEY STOKE,
SOUTH GLOUCESTERSHIRE,
BS32 4QL

Ref: PL/25/0913

9th September 2025

Dear Sirs,

Pre-Application Response

Enquiry Reference: PL/25/0913

Address: CO OP, 124 Henley Road, Caversham, Reading, RG4 6DH

Proposal: Installation of new mechanical plant in the yard, removal of external cold-rooms with erection of a single storey rear extension and spraying of the existing shopfront.

Thank you for your pre-application enquiry. Please see our response below

Summary

Officers are of the view that this pre-application submission does not adequately address the reasons for refusal of the previous planning application on this site (as outlined below). Significant revisions are required, including a substantial reduction in the overall scale of the proposal. Greater consideration must also be given to the impact of plant machinery on residential amenities, and the implications for highway safety must be thoroughly addressed.

Reasons for Refusal of PL/25/0319

1. The proposed development combined would result in visual harm to the surrounding area due to the introduction of visually stark, overly dominant additions. The additions are visually prominent from public vantage points within Chiltern Road and Tilbury Road which would result in an incongruous form of development. Furthermore, the proposed development fails make acceptable provision for tree planting and other soft landscaping with consequent harm to the visual amenity, biodiversity, and environmental quality of the area. The proposal is therefore contrary to Policies CC7, EN13 and EN14 of the Reading Borough Local Plan 2019 as well as the Reading Borough Council Tree Strategy 2021 and the advice and guidance contained within the para 136 of the NPPF 2024.
2. The applicant has failed to demonstrate that the proposed development will not have a detrimental impact on the functioning of the transport network through increased on-street parking and servicing, compromising the safety of users of the transport network including pedestrians and cyclists, contrary to Policies TR1 and TR3 of the Reading Borough Local Plan.
3. The applicant has failed to demonstrate the proposed mechanical plant will meet the specific noise level should be 10 dB below background. The submitted noise assessment does not propose suitable mitigation in order to ensure that there will be no break-out noise emanating

from the premises likely to give rise to disturbance to surrounding residents. Therefore, this is contrary to policies CC8 and EN17 of the Reading Borough Local Plan 2019.

PLANNING POLICY

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework (2024)

National Planning Policy Guidance (2014 onwards)

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

EN15: Air Quality

EN17: Noise

TR1: Achieving the Transport Strategy

TR3: Access, Traffic and Highway-Related Matters

RBC Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

Biodiversity Action Plan (2021)

Other relevant documentation / guidance / legislation

National Design Guide: Planning practice for beautiful, enduring and successful places (2019)

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 remains 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’.

Officer Advice

Planning Considerations

Design and Character

Policy CC7: Design and the Public Realm is a strategic policy seeking high standards of design quality in new development. It sets out how various components of development including layout, urban structure and urban grain, and scale, make a positive contribution to their surroundings and respond positively to their local context.

The proposal involves a significant increase in built form to the rear of the already extended building and plot. The proposed development overall would not read as a subservient development and would negatively impact on the character and appearance of the wider area given its prominent location on the corner. This is exacerbated further by the proposed scale of the plant machinery and housing which fails to harmonise with the existing built form located to the rear of the application site. In turn, this is deemed materially harmful to the character of the application site and the wider character of the area.

The combination of a substantial rear extension, mechanical plant, existing outbuildings/storage units and the single storey side extension the development is not considered to respect the design and character of the existing plot itself and would appear visually stark and overdeveloped in this prominent location.

As such, the proposed development combined would result in visual harm to the surrounding area due to the introduction of visually stark, overly dominant additions. The proposed additions are visually prominent from public vantage points within Chiltern Road and Tilbury Road which would result in an incongruous form of development. Furthermore, the overdeveloped nature of the proposals would leave little space for meaningful tree planting and other soft landscaping, which might otherwise offer some mitigation for the visual harm identified.

Impact on Amenity

Policy CC8 requires development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety

The applicant has failed to demonstrate the proposed mechanical plant will meet the specific noise level should be 10 dB below background to avoid 'background creep' and ensure that the proposals would not cause harmful disturbance to surrounding residents.

Impact on Highways

Policies TR1 (Achieving the Transport Strategy), TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

The proposal will result in significant changes to the layout and space available within the rear goods yard. It is noted that the yard is already constrained, and it is apparent that servicing can only take place using smaller vehicles as the street outside is controlled with a 'no loading' restriction. The proposal would worsen the situation, making it more difficult to accommodate delivery vehicles and increasing the likelihood of these stopping on street, in breach of the Traffic Regulations in force. The applicant has failed to demonstrate that the proposed development will not have a detrimental impact on the functioning of the transport network through increased on-street parking and servicing, compromising the safety of users of the transport network including pedestrians and cyclists, contrary to Policies TR1 and TR3 of the Reading Borough Local Plan.

The advice is given in good faith without prejudice to the decision/ outcome of any subsequent planning application. In addition, it does not take into consideration any other factors that may come to light during the assessment of a formal application which may well be submitted in due course. Any application which is submitted will be assessed on its own planning merits.

Yours faithfully,

Louise Coveney-Fuller *LCF*

Senior Planning Officer

SDV

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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