

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/1642 Full planning permission

Address: 26-28 Coronation Square, Southcote, Reading, RG30 3QN

Proposal: Replacement of existing shopfronts

Applicant: Mr Amrik Singh

Received date: 14/11/2025

Target Decision date: 09/01/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a three-storey building located in Coronation Square; this application only relates to the ground floors of two adjacent units within the building, numbers 26 and 28. The current use of number 26 is a shop, while number 28 operates as a takeaway. The site is not a listed building, nor does it fall within a conservation area. The surrounding area is a mix of commercial and residential units.

Site visit date: 02/12/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the installation of a new shopfront. The proposal would involve creating one continuous front building line across both units, removing the two existing doors within the front elevation of number 28, inserting new full height glazing, and creating one new opening with automatic double doors to replace the existing single entrance door in the middle of number 26.

The existing roller shutter at number 28 would be replaced to match existing roller shutter at number 26.

This planning application does not include the change of use of the site, or any associated internal sub-division or external signage. This application relates solely to the shopfront alterations.

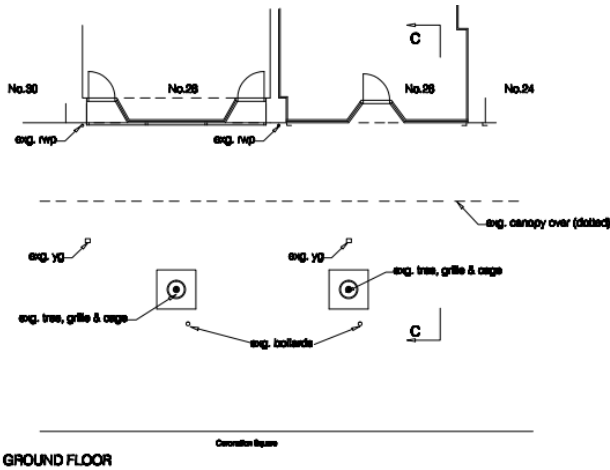
Plans considered:

Drawing No. 1395/3 – Existing Shopfront

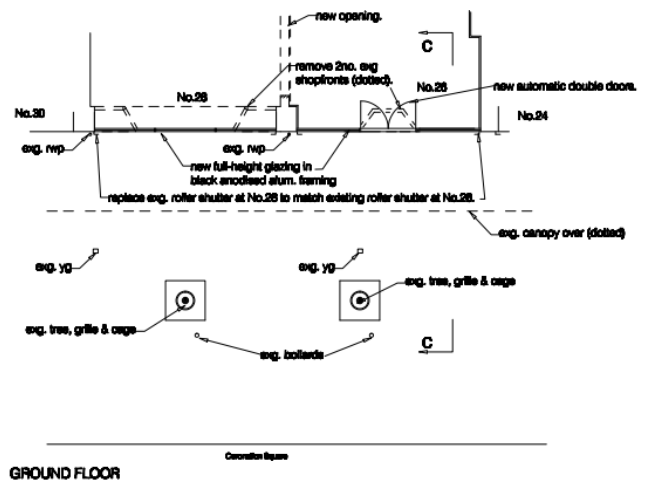
Drawing No. 1395/4 – Proposed Shopfront

Drawing No. 1395/5 – Location and Block Plan

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was erected at the front of the property by the case officer on 2nd December 2025 for a period of 21-days.

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.

5. 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:

The 'National Planning Policy Framework' ("NPPF") 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan 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).

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)

Other documents

Design Guide to Shopfronts SPD (Adopted 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. The submission version of the Local Plan was submitted on 9th May 2025.

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 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 determination of this planning application and are not considered to be 'out of date'.

6. APPRAISAL

The proposal seeks to install a new combined shopfront across the full width of the ground floor of units 26 and 28 Coronation Square. The external appearance would retain an element of distinction between the two units as the signage would be retained as two separate elements. Unit 28 would consist of full height glazing with no openings, unit 26 would consist of full height glazing with automatic double doors located centrally. The shop front would have black anodised aluminium framing which is considered suitable. The existing framing at no 26 is also black. Although the footprint of the building would be increased slightly from the alterations to the existing entrance doors, the proposed development would not extend beyond the existing front building line, and the alterations are considered fairly minor and, therefore, acceptable in terms of scale and design. The proposal adheres to supplementary guidance: A Design

Guide to Shopfronts SPD and maintains the ground floor of the property's commercial use. It is not considered that the newly formed shopfront would detract from the existing character of the site. The building is set well away from the roadside, and the proposals would not pose increasing traffic issues at the site due to the site being in existing commercial use and the surrounding prominence of commercial properties. Due to the nature of the proposals, there are no identified risks in relation to amenity concerns. Overall, the proposal is compliant with policies OU5 and CC7 of the Reading Borough Council Local Plan (2019).

7. CONCLUSION

The development has been assessed and the works are considered to be in accordance with the relevant policies and planning permission can be granted.

8. RECOMMENDATION

Grant