

DELEGATED APPLICATION REPORT

Ward:Thames

App Ref: PL/25/1363 Full planning permission

Address: UNIT 54, MILFORD ROAD, READING, RG1 8LJ

Proposal: Installation of two external condensers and associated alterations to the building including PV panels on the roof (retrospective).

Applicant: Mr Jason Bowler

Received date: 25/09/2025

Target Decision date: 03/02/2026

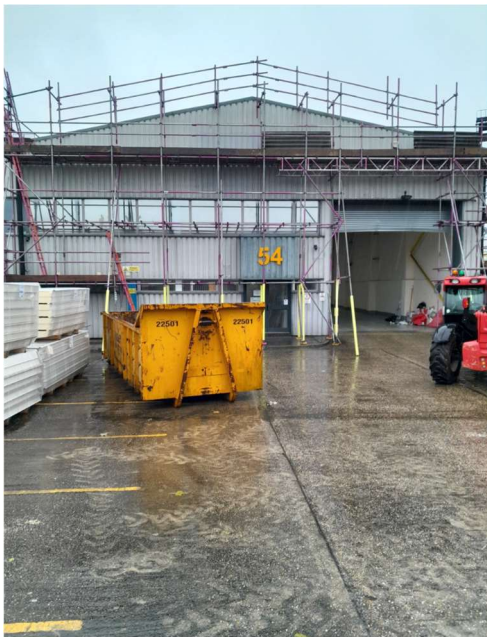
Extension of Time agreed with agent until 13/03/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of an empty commercial warehouse property located within the Milford Road Commercial Estate, located to south of Richfield Avenue. The warehouse is set back from the industrial estate service road with dedicated parking area and yard to the front (westerly elevation) whilst the rear elevations (easterly) back on to residential properties located in Denbeigh Place.

Site visit date: 18th December 2025



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of the installation of two external condensers, refurbishment or replacement roller door, new Upvc windows and doors in light grey and associated alterations to the building including cladding respray in light grey and PV panels on the roof once the existing asbestos roof has been removed and replaced with new steel roof. (part retrospective). At the time of my site visit in it was noted that works had already started without first receiving the planning approval, because of this the agent agrees to change the application description to include 'part retrospective'.

Plans and documents considered:

Drawing number: JHP-RS435-007-Location Plan, dated Sept 2025

Drawing number: JHP-RS435-008-Block Plan As Existing, dated Sept 2025

Drawing number: JHP-RS435-009-Block Plan As Proposed, dated Sept 2025

Acoustic Assessment Report ref: 250615-R001 (ACA acoustics) dated 28th Jul 2025

Received by the LPA on 25th September 2025

Drawing number: JHP-RS430-001-Ground & First Floor Plan As Existing, dated Jun 2025

Drawing number: JHP-RS430-002-Rev B-Ground & First Floor Plan Demolition Works, dated Jun 2025

Drawing number: JHP-RS430-003-Rev B-Ground & First Floor Plan As Proposed, dated Jun 2025

Drawing number: JHP-RS430-005-Elevations Demolition Works, dated August 2025

Drawing number: JHP-RS430-006-Rev A-Elevations As Proposed, dated Aug 2025

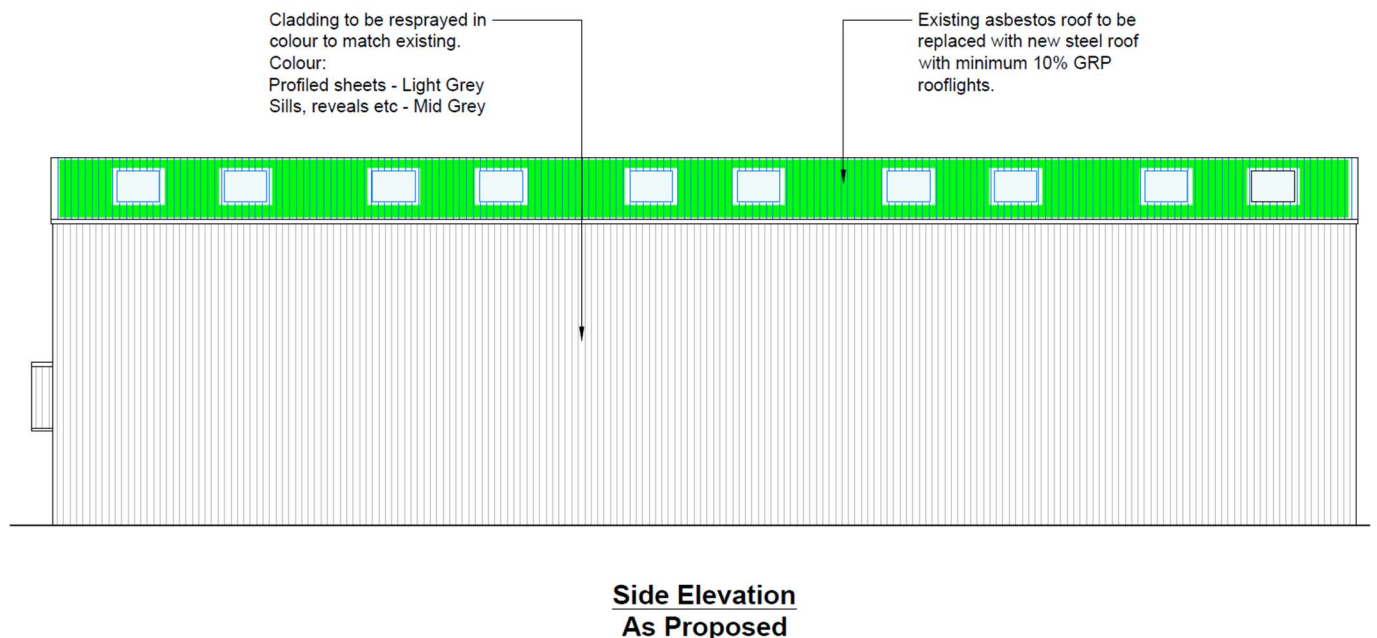
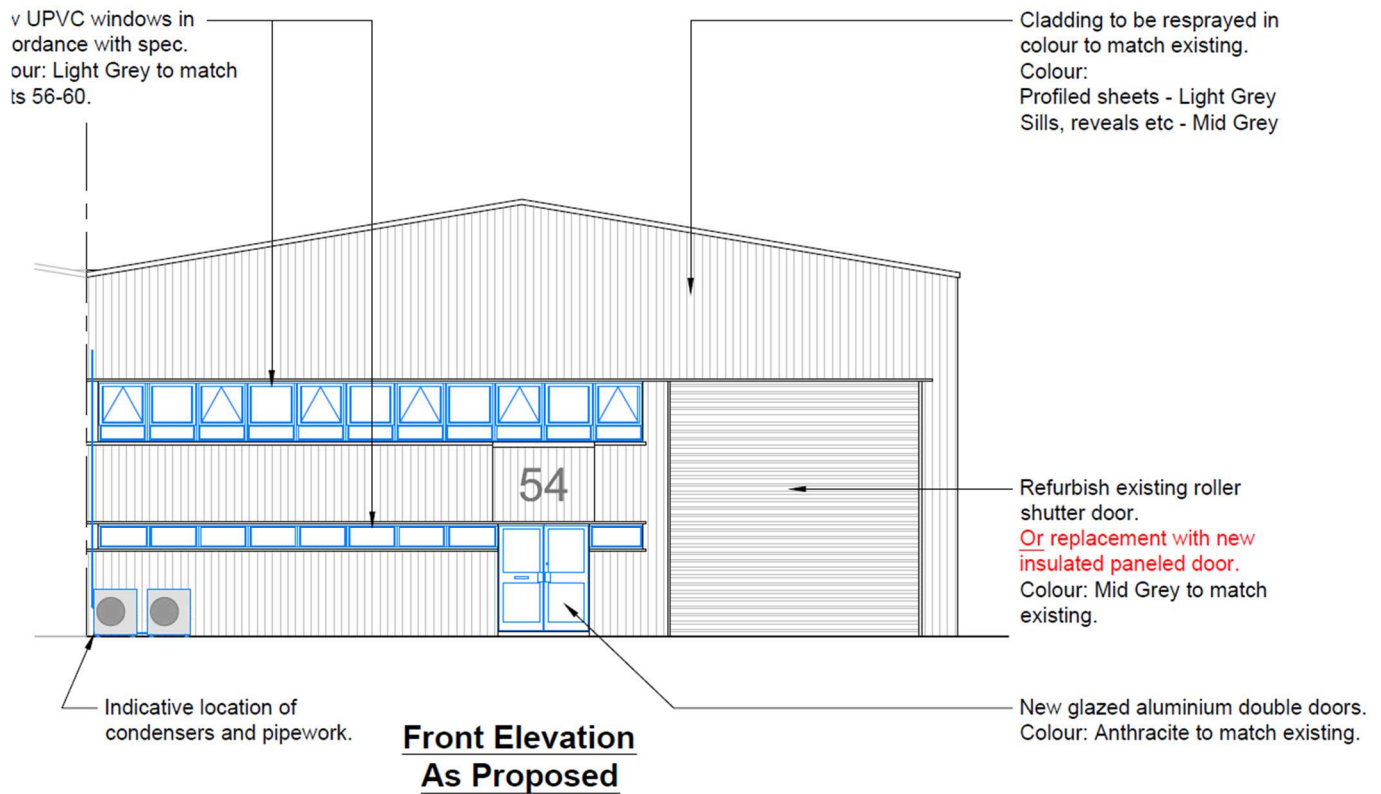
Drawing number: JHP-RS430-010-Roof Plan Existing and Proposed, dated Sept 2025

Received by the LPA on 9th December 2025



20 25 30m

Block Plan
As Existing



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal:

Environmental Health Officer:

Due to the introduction of two externally mounted condenser units and the close proximity to nearby residential property in Denbeigh Place the environmental health officer was consulted.

External

A planning notice was attached to the property railings fronting Milford Road, with a second planning notice attached to a streetlamp column in Denbeigh Place at the time of the site visit. These notices were left in place for the 21-day statutory consultation period.

No letters of representation have been received.

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

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN17 – Noise Generating Equipment

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Impact on Residential Amenity
- d) Noise

7. APPRAISAL

a) Principle of development

In principle the refurbishment works including the new roller shutter, new Upvc doors and windows, new roof and refurbished cladding and condenser units are acceptable. The condenser units will help provide

a more comfortable working environment for the workforce and the refurbishments to the building structure will create a modern business unit for the future.

b) Design and Impact on the Character or the Area

The proposed changes to the roof and elevations are not considered to be harmful to the character of the host building or the nearby area. The refurbished windows, door and cladding will match the neighbouring business units in terms of material finish. The two condenser units are to be located on the front (westerly) elevation, the units will sit neatly below the windowsill, be of white/grey appearance and be subservient to the main building. The proposed condenser units are not considered to be harmful to the host property or the character of the wider area.

In terms of character and appearance, the proposal complies with Policy CC7 of the Reading Borough Local Plan 2019.

c) Impact on Residential Amenity

The two condenser units are located 35m (as the crow flies) from the nearest residential properties located in Denbeigh Place, though it should be noted there is no unobstructed clear line due to the positioning of the warehouse unit and the location of the nearest residential property. The proposal is small-scale development and is not considered harmful to residential amenity. The proposed changes and refurbishment works are not considered harmful to visual amenity.

The proposal is not considered to be harmful to the residential amenity to the surrounding area and is considered compliant with Policy CC8 of the Reading Borough Local Plan 2019.

d) Noise

The Environmental Health Officer confirms that the submitted Acoustic Assessment Report ref: 250615-R001 (ACA acoustics) dated 28th Jul 2025 shows that the condensers will not cause a noise impact at the nearby residential properties in Denbeigh Place, and therefore there are no objections.

The proposal is not considered to be harmful to residential amenity in terms of noise and therefore the proposal is compliant with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposal has been assessed and complies with all quoted policies above. The LPA can therefore grant full planning permission subject to necessary conditions and informatives.

9. RECOMMENDATION

GRANT

TL1
AP1
M3
N8