

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/0412 (Full planning permission)

Address: 133-135 OXFORD ROAD, READING, RG1 7UU

Proposal: Single storey rear extension and refuse storage.

Applicant: Mr ALI Yilmaz

Received date: 18 March 2025

Target Decision date: 6 February 2026

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site is currently in use as a Class E (a) shop for the display of goods for sale. The right hand side of the site also contains a butchers shop which is linked internally.

The frontage of the site is currently occupied by an unauthorised enclosure that includes the display of vegetables and storage of good.

The rear of the application site contains a paved area which is currently used for the disorganised storage of various waste from the uses on the site. The rear of the building also contains a large number of unauthorised cooling units for the shop. Access to the rear of the building is provided via a shared driveway between the Nag's Head on Russell Street, and no.139-141 Oxford Road / 3 Russell Street (A block of flats extended from the rear of a listed building(s)). The shared access also provides pedestrian access to neighbouring buildings, and flats above the site.

The site is within the Reading Central Area. The site is located within the Russell Street/Castle Hill/ Oxford Road, Conservation Area (Conservation area appraisal dated March 2020). The site is not a listed building, though the immediately adjoining building (139-141 Oxford Road) is a grade II listed building (List entry 1321910). The site is located within an air quality management area (AQMA).

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development, as amended, seeks the construction of a single storey rear extension to the rear of the site. The extension would measure 5m in depth, and 9.2m in width, and 3.5m in height. The remainder of the rear of the site would contain waste storage for the site, and the flats above. The original application included plant equipment to the rear of the building, however these were removed due to noise concerns. The proposal would include the removal of all unauthorised plant equipment to the rear of the building.

The following documents are relevant to the assessment of the application:

Drawing No: P1618-03 Rev K – Proposed Plans and Elevations

As received by the Local Planning Authority on 3 February 2026

Drawing No: P1618-02 – Existing plans and elevations

As received by the Local Planning Authority on 30 January 2026

Drawing No: P1618-01 Rev H – Location and Block Plan

As received by the Local Planning Authority on 26 January 2026

Turkish Halal Food Centre - Waste Management & Delivery Plan

As received by the Local Planning Authority on 7 May 2025

Application form

Planning Statement

CIL form

As received by the Local Planning Authority on 18 March 2025

3. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – No objection.
- Environmental Protection Consultations – No objection to revised proposal.
- Planning Enforcement Consultations – No objections.
- Ecology Consultations – No objections.
- Waste Operations Consultations – No objections.

A site notice was placed on the Oxford Road frontage. No comments were received.



4. RELEVANT PLANNING HISTORY

PL/19/1559 (FUL) - Change of use of highway land to retail use ancillary to 133-137 Oxford Road, erection of awning and installation of shutters. Withdrawn 19/08/2020

PL/16/0741 (FUL) - Erection of security shutter with canopy over to secure the front veg and fruit display during the night. Returned invalid.

PL/02/1029 (FUL) (02/00065/FUL) – Entrance Ramp. Granted 20 May 2002 (Unimplemented/no longer in situ)

PL/91/0019 (ADV) (91/00222/ADV) – Illuminated Fascia sign. Granted 15 May 1991

5. EQUALITY ACT

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

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

National Planning Policy Framework 2024
National Planning Policy Guidance

Reading Borough Local Plan 2019

CC1: Presumption in favour of Sustainable Development
CC2: Sustainable Design and Construction
CC5: Waste Minimisation and Storage
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN1: Protection and Enhancement of the Historic Environment
EN3: Enhancement of Conservation Areas
EN6: New Development in a Historic Context
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
TR1: Achieving The Transport Strategy
TR5: Car and Cycle Parking and Electric Vehicle Charging
RL1: Network and Hierarchy of Centres
CR1: Definition of Central Reading
CR2: Design in Central Reading
CR3: Public Realm in Central Reading

Local Plan Partial 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 update 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 these applications 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 determination of this planning application and are not considered to be ‘out of date’.

7. APPRAISAL

Principle

The proposed development seeks an extension to the Class E use as existing. No change of use is proposed. The rear extension would enable formal provision of storage areas for goods currently stored within the unauthorised front canopy. There is no in principle objection to the extension of a business in this location.

Design and Heritage Matters

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy CC8 states an extension to a property will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal is a 5m depth rear extension that will match the existing materials of the rear of the building. The neighbouring site (Best Foods) contains a rear two-storey extension at 5m, and a full depth rear extension at single storey. The other neighbour (the extended listed building) extends to the full depth of the plot (albeit with undercroft parking and waste storage). Rear extensions are common features of commercial ground floor uses in this area. A 5m rear extension is considered to fit with the urban grain of other developments without taking up the entire site with floor space, allowing some relief between neighbouring properties.

The site is located within a Conservation Area, and adjacent to a listed building. The conservation area appraisal specially notes a negative of the sub-area of the relevant conservation area being: *“Poorly managed commercial and residential waste”*

The proposed development suggests that the rear extension is necessary to enable the removal of the unauthorised front canopy. However, given the unauthorised nature of the front canopy, this would have no bearing on the assessment of the rear extension. By virtue of the extent of the unauthorised front extension, waste storage is provided at the rear of the site. The site is reported to accept deliveries from the front of the site.

The rear extension is not considered to impact the character of the conservation area, nor the adjoining listed building. It is possible, that following demolition of the unauthorised front canopy, that waste and deliveries could be stored or placed on the frontage of the property. It is considered that a waste management plan, and delivery and servicing plan be required by condition to mitigate the potential impacts of such activities.

It is considered that the proposal will not be harmful to the character of the host property, it won't be harmful to the streetscene nor harmful to amenity. The proposed changes are considered acceptable and complies with policy CC7, CC8, EN1, EN3, and EN6 of the Reading Borough Council Local Plan.

Servicing, waste and noise

Policies TR5, EN17, EN18, CC8, and CC5, individually and cumulatively seek to ensure that development is acceptable and does not create nuisance, or harm to the area through inappropriate development.

From a waste and servicing perspective. The property is accessed via the rear, the property therefore must provide servicing (waste and deliveries) from the rear of the site. Insufficient details have been provided to demonstrate appropriate waste receptacles, cleaning, management, and delivery

management. As such, conditions are recommended to ensure this is provided prior to the extension being brought into use/occupied.

With regard to noise and disturbance, the current situation to the rear of the building appears to have built up over time, with various noisy equipment installed to the rear. The proposal plans show the removal of all unauthorised plant equipment on the rear of the buildings. It was initially proposed to include new equipment, however an appropriate acoustic assessment has not been provided, and therefore, a future application would be required to install new units. A condition is recommended to remove all unauthorised plant from the rear of the building prior to the extension being brought into use/occupied.

Other Matters

Sustainability

Policy CC2 seeks that all development provide an appropriate level of BREEAM certification. For minor non-residential developments 'Very good' is required. A condition is recommended to secure this.

Parking and Cycle Parking

No parking or cycle parking is currently provided for the site either for visitors or staff. Due to the accessibility of the site by multiple modes it is not considered necessary to require any vehicle parking. There is also sufficient parking restrictions in the area to avoid highways impacts. From a cycle parking perspective, there is suitable space at the rear of the building for staff to store cycles. There is also sufficient existing street furniture for temporary storage of bikes on the street for customers. It is not considered necessary to provide additional clutter to the conservation area by way of cycle parking in this instance.

Shop Front

The proposal indicated an unaltered shopfront. No changes to the shop front are considered to be approved, and the existing and proposed plans are identical. Though, it is noted that historic photos of the shop front are unavailable to confirm the existing situation. The glazing to the front appears to have been boarded up. It would be considered that alterations to the shopfront, and any advertisements would require separate consent.

An informative is recommended to remind the applicant that other permissions may be needed and to make them aware of the potential for enforcement action to be taken if the canopy is not removed as soon as possible.

8. CONCLUSION

The proposed development would provide additional commercial floor space within the Reading Central Area for an existing business. The proposal would not result in harm to the character and appearance of the conservation area or listed building nearby. The extension is not out of keeping with the pattern of development at the rear of properties within the area.

Subject to suitable provision of, and management of deliveries and waste collection, secured by condition, the proposal is considered acceptable.