

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/26/0043 Full planning permission

Address: 28 CORONATION SQUARE, READING, RG30 3QN

Proposal: change of use of sui generis takeaway premises to Class E shop use (amended)

Applicant: Mr Amrik Singh

Received date: 15/01/2026

Target Decision date (agreed extension): 16/03/2026

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 floor. The current use of the ground floor unit at number 28 is as a sui generis hot food 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: 27/01/2026

Photo of the site:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the change of use of the existing hot food takeaway unit at no 28 Coronation Square to Class E shop.

This planning application does not include any signage. Shopfront alterations have been approved under the previous planning application (referenced under relevant planning history below).

Plans considered:

Drawing No. 1395/1a – Existing Ground Floor and Sections received 15/01/2026

Drawing No. 1395/2a – Proposed Floor Plan received 15/01/2026

Drawing No. 1395/6 – Location and Block Plan received 15/01/2026

3. RELEVANT PLANNING HISTORY

PL/25/1642 - Replacement of existing shopfronts. APPROVED 08/01/2026

4. CONSULTATIONS

A site notice was erected at the front of the property by the case officer on 27th January 2026 for a period of 21-days.

No letters of representation have been received.

Discussions with applicant/agent

The description of development originally included 'external signage to new fascia'. The agent was advised that this needed to be removed from the description of development, and if advertisement consent is required for the proposed signage, it would need to be applied for separately. Alternatively, if the applicant wishes to obtain lawful confirmation that the proposed signage would not require advertisement consent, then a lawful development certificate would need to be applied for.

RBC Transport

The site is located within the Coronation Square local centre consisting of a small parade of shops and community facilities which serve the day to day needs of the local neighbourhood.

The proposal seeks permission for the change of use from a sui generis hot-food takeaway to a retail unit within Use Class E. This form of development is generally considered acceptable in planning terms, as Class E uses are commonly found within and associated with Local Centres. A retail use in this location is therefore compatible with the typical role and function of a Local Centre, supporting local convenience shopping and enhancing service provision for the surrounding residential area.

The proposed change of use does not give rise to traffic or transport concerns, as Class E retail uses typically generates similar or lower overall trip generation when compared with the existing lawful use. Therefore, there are no transport objections to the change of use as the development is unlikely to result in any negative traffic or transport impacts.

RBC Environmental Protection

If any new mechanical plant is proposed for the change of use, e.g. external condensers for refrigeration equipment, then a noise assessment will be required. Other than that, I have no further comments.

Planning Officer note: There are no external condensers proposed under this planning application for a change of use only.

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)
TR3 (Access, Traffic and Highway Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
RL3 (Vitality and Viability of Smaller Centres)

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 convert the existing hot food takeaway unit (sui generis) to a convenience store (class E shop). The adjacent site at no.26 is currently in use as a class E shop and is trading as a Premier Express convenient store. The proposal would allow for the Premier Express to expand into the additional area of class E space created.

The proposed use, for a convenience store, is considered an acceptable use for the site and would not detract from the character of the area. The proposal does not involve extending the building. Shopfront alterations have recently been approved under a separate planning application, and the agent has been advised that proposed signage cannot be assessed under this application type - a further application would need to be applied for to seek advertisement consent if required.

The building is set well away from the roadside, and as per the Transport Officer comments, the proposed change of use does not give rise to traffic or transport concerns.

The proposed use supports local convenience shopping and enhances the service provision for the surrounding residential area.

Policy RL3 states that:

a) Within the Key Frontages (identified on the Proposals Map), development involving a net loss of A1 retail or A2 financial and professional to other 'centre uses' will only be permitted where:

- There would be no more than 3 consecutive units which are not in A1 or A2 retail use; and
- The proportion of the total length of the Key Frontage within the centre that is in A1 or A2 use would exceed the relevant proportion 60%.

b) Within district, major local and local centres, development will be permitted provided that:

- There would be no more than 2 consecutive A5 takeaways, and no more than 30% of the length of the Key Frontage would be in takeaway use; and
- There would be no net loss of 'centre uses' for 'non-centre uses' at the ground floor (apart from entrances to upper floors) except in exceptional circumstances. On upper floors, other uses including residential ('living over the shops') will be acceptable.

This Policy also seeks to ensure that a strong retail character is retained within the ground floor of the centre, and that ground floor concentrations of consecutive units not in A1 or A2 use, in particular A5 takeaways, are avoided.

The proposal therefore complies with the objectives of Policy RL3.

Due to the nature of the proposal (for a change of use only), there are no amenity concerns for the residents of nearby residential properties.

The agent confirmed that the applicants intention is to maintain the current opening times of the existing Premier Express store, which are:-

Mondays to Saturdays: 8.00am - 9.00pm;

Sundays: 8.00am - 8.00pm.

These opening hours are considered acceptable, and it is considered appropriate to add a condition to secure these opening hours to ensure that the store would not be open at unreasonable hours.

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

Conditions:

Time limit

Approved plans

Opening hours