

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref:

a) PL/25/1690 Full planning permission;

b) PL/25/1691 Consent to display an advertisement

Address: 153b CAVERSHAM ROAD, READING, RG1 8AU

Proposal:

a) Retrospective installation of the front door and roller shutter; retrospective change of use following the subdivision of 153 Caversham Road from Sui Generis Use (motor scooter sales) to Class E Use (grocery shop, locksmith, Orien Health); change of use from Orien Health to a nail bar within the same Use Class E; and installation of new signage. (amended, part retrospective)

b) Installation of new signage. (amended)

Applicant: Ms Ha Nguyen

Received date: 24/11/2025

Target Decision date: 10/04/2026 (EoT)

Case Officer: Huimin Chen

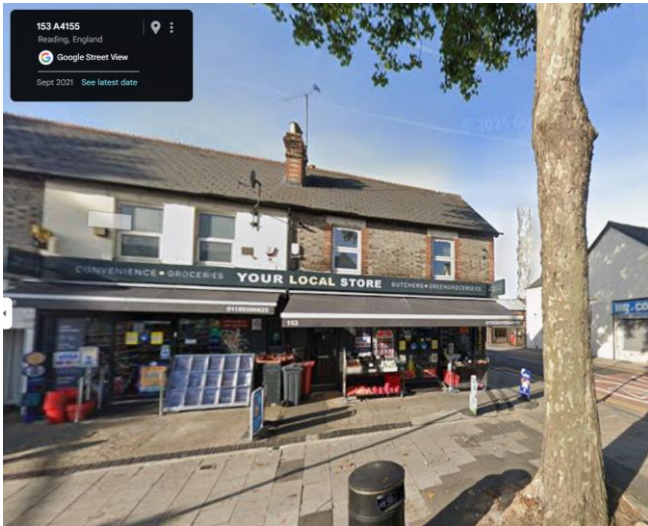
1. SITE DESCRIPTION

153b Caversham Road is a single storey unit located at the rear of 153 Caversham Road, which was subdivided from no. 153 in 09/2022. The front access of the application site is off York Road, which forms a junction with Caversham Road. As per the email confirmation from the agent dated 08/01/2026, the application site was operated as a locksmith (Class E) and Orien Health (Class E) since 153b was subdivided, however, it has been vacant since September 2025. The Officer visited the site on 23/12/2025.



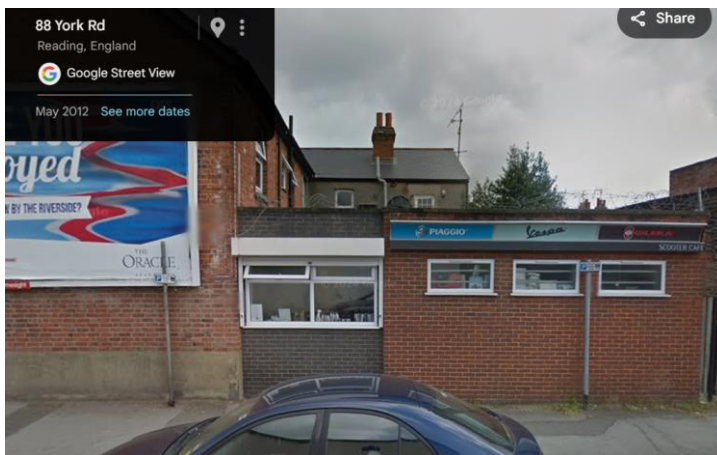
Fig 1: Extract of Block Plan submitted

Before subdivision, 153 and 153b Caversham Road were formally changed from Class A1 to Sui Generis under application ref: PL/08/1456, operating as a motor scooter sale as a whole since 2008. According to the Google Street View images, it changed its use from a motor scooter sale (Sui Generis Use) to a grocery shop (Class E) at least from 09/2021 and continued until 11/2022 approximately.



Figures 2 & 3: Images of 153 Caversham Road, captured from Google Street View, dated 09/2021 and 11/2022

This application only relates to 153b Caversham Road. No planning permission was sought to change the use of 153b, when it started being used as a grocery shop in ca 9/2021, nor permission for the installation of the front door and roller shutter, which are now evident.



Figures 4 & 5: Image of 153b Caversham Road captures from Google Street View, dated 05/2012; View from the front of 153b Caversham Road, dated 23/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

Given the background of the application site, this application retrospectively includes the installation of the front door and roller shutter, as well as the retrospective change of use following the subdivision of 153 Caversham Road from a Sui Generis use (motor scooter sales) to Class E use (grocery shop, locksmith, Orien Health).

Aside from the retrospective elements, the proposal includes a change of use from Orien Health to a nail bar, which falls within the same Use Class E, along with the installation of new signage. Advertisement consent is, therefore, sought for the installation of new signage associated with the nail bar. Therefore, an adhesive-backed wooden wall-panel signboard with fixed aluminium lettering reading "NAILS BEAUTY" would be installed above the existing front door. No illumination is proposed.

Refuse and Waste Storage: Refuse will be stored within an internal waste storage area and moved to the pavement edge on collection days, in accordance with Council's waste management policies. No external waste bins will be permanently stored in public view.

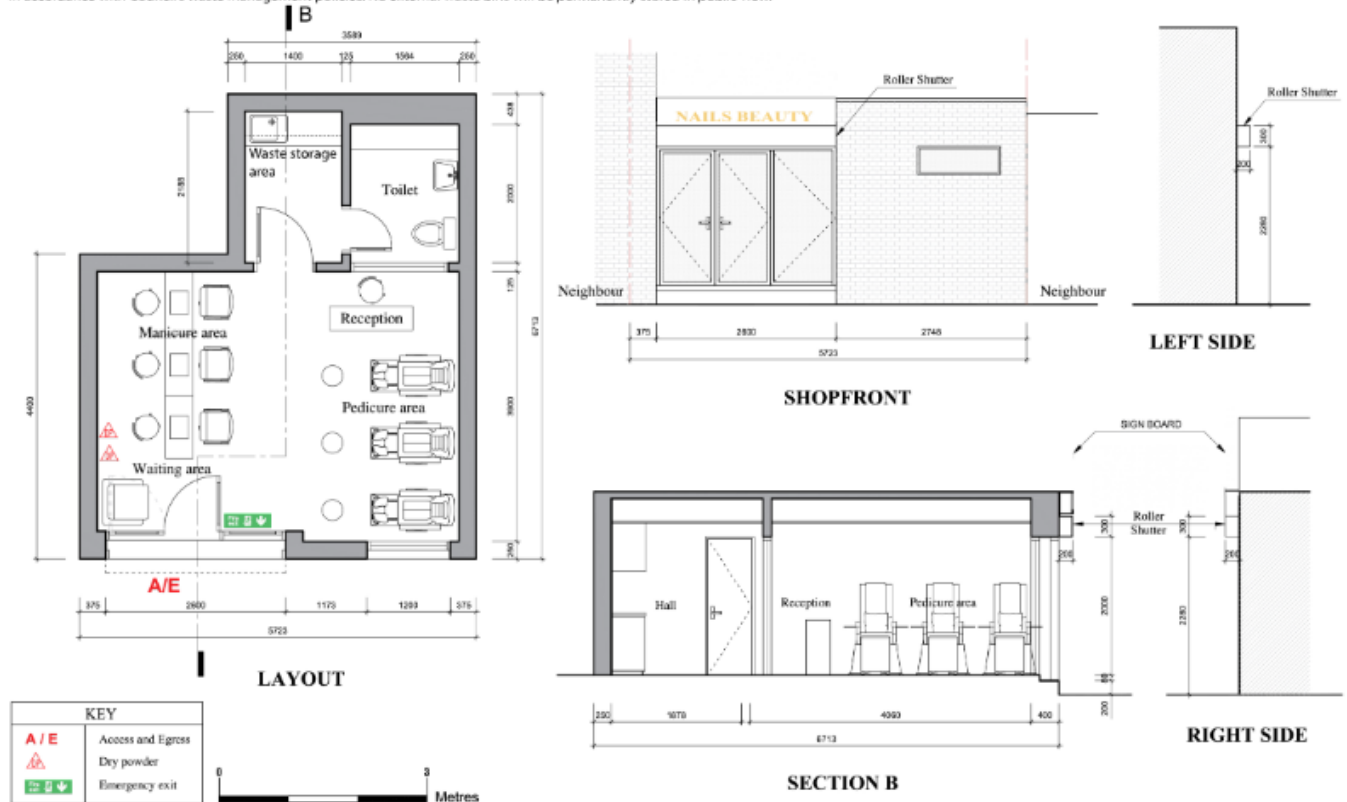


Fig 6: proposed plans under consideration

Plans considered:

- Block Plan, dated 06/02/2026, received 11/03/2026.
- REV 002 (Existing and Proposed Plans) received 02/04/2026.
 - Drawing No. A – 01 Existing Floor Plan & Elevation
 - Drawing No. A – 02 Proposed Floor Plan & Elevation
 - Drawing No. A – 03 Sign Application

3. RELEVANT PLANNING HISTORIES

- PL/08/1456 (153 Caversham Road) - Change of use from A1 (shops) to Sui Generis (motor scooter sales). Approved 23/12/2008.
- PL/09/0623 (153 Caversham Road) - New shopfront and roller shutter. Approved 16/07/2009.
- PL/09/0624 (153 Caversham Road) - Front and side fascia signs. Approved 16/07/2009.

4. CONSULTATIONS

The following were consulted:

- Business Rates – no comments were received during the consultation period.
- RBC Waste Operations Consultations

The nail bar would need to have a commercial waste collection for any waste produced on the site. As per Simpler Recycling requirements, they would need to have separate collections for general waste, recycling and food waste.

Any waste produced would need to be stored internally as there does not appear to be any external space associated with this site for waste storage. No waste or bins should be stored out on the pavement between collections.

It may be best for this premises to have a commercial waste sack collection rather than commercial waste bins.

Planning Officer's note: Further to the submitted revised plans, which indicate the waste storage location and waste collection arrangement, the Waste Service team confirmed there are no further comments.

- RBC Planning Enforcement Consultations

I question the validity of the description of the development under one application.

- A change of use class
- If the shopfront is being altered contrary to Part 7 of GPDO, (physical build) then pp is required. If not, the display of signage would be subject of the Regs 2007 Class 4/5/6 – the sign would then need to exceed provisions to require consent – if that applies, then they need advertisement consent as a separate application.

Planning Officer's note: The change of use has been included in the description. A separate advertisement application has been submitted, and the relevant assessment will be incorporated into this combined report.

- Site notice

A site notice was displayed near the application site. The 21-day consultation period was from 23 December 2025 to 13 January 2026. No letters of representation have been received.



Fig 4: Site notice photo

Communication with agent:

With regard to the address of the application site, the original register application site was 153 Caversham Road, which was incorrect. In the "Existing Use" description in the application form, the site is described as 153b Caversham Road, so as the on site address (see Fig 5). Although 153b Caversham Road is not shown in the Reading Borough Council's GIS system, the Officer has agreed with the agent/applicant on changing to 153b to correctly reflect the application site. The agent/applicant has been advised that this amendment is for planning purposes only and does not constitute a formal change within Reading Borough Council's wider systems. Nonetheless, Officer has provided information to the agent/applicant on how to make a Street Naming and Numbering application: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

With regard to the revised plans, the Officer visited the property and found that a roller shutter had been installed, which was not shown on the proposed plans. In addition, the block plan did not show the correct red boundary line in alignment with the floor plans. Therefore, revised plans were requested.

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

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest. Factors relevant to public safety include highway safety and whether the advert would hinder security or surveillance devices, including speed cameras.

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

National Planning Policy Framework (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

OU4: Advertisements

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

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 submission draft of the Local Plan was submitted on 9th May 2025 and is currently at Examination with hearings scheduled for the first two weeks in February 2026.

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 remain 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

a) PL/25/1690 Full planning permission

Land Use

153b Caversham Road has been in use for the sale of motor scooters, a Sui Generis use, since 2008. The unit subsequently changed its use to a grocery shop (Use Class E), operating from at least September 2021 until approximately November 2022. It was then subdivided from 153 Caversham Road and operated as a locksmith and Orien Health, both of which are commercial uses falling within Use Class E. The proposed use under the current application is a nail bar, which also falls within Use Class E.

The retrospective change of use from Sui Generis to Class E is not considered to be detrimental to the surrounding area. The site is located close to the junction of York Road and Caversham Road, where commercial ground-floor uses are common along this stretch of the street. As such, the use is considered to respect the character of the wider area.

In respect of the proposed nail bar, the unit is relatively small, and the proposal would not result in a change of use class. It is, therefore, not considered to give rise to any harm in land use terms.

Given the limited size of the site, it is recommended that permitted development rights for changes of use within Class E—specifically to E(c)(iii) (other appropriate services in a commercial, business or service locality), E(f) (crèche, day nursery or day centre, not including residential use), and E(g)(iii) (industrial processes)—be limited by condition.

Character and Appearance

Policy CC7 states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy OU4 states that advertisements will respect the building or structure on which they are located and/or their surroundings and setting in terms of size, location, design, materials, colour, noise, lettering, amount and type of text, illumination and luminance.

The proposal is to use the application site as a nail bar, which would include a signboard above the roller shutter but aligned with the roofline. The existing front door and the roller shutter have been in place for at least three years. It is not considered to detract from the appearance of the host property or the wider streetscene, as it is proportionate to the building, and the ground floor of 153 Caversham Road is in commercial use. Additionally, this section of York Road, between Caversham Road and Newport Road, is characterised by a mix of commercial and residential uses. As such, the retrospective installation is not considered to be harmful to the wider environment.

Moreover, the proposed development is modest in scale, and the colour of the proposed materials—primarily white and yellow—is considered to respect the existing property or the wider streetscene. The proposal is, therefore, considered to comply with Policies CC7 and OU4 of the Reading Borough Local Plan 2019.

Safety and Amenity

Policy OU4 requires that the advertisements will not reduce visibility for users of the highway or accesses onto the highway; Illumination should not detract from the amenity of the area or pose a safety hazard to

users of the highway; and advertisements should not obscure the sight lines of cameras installed for public safety.

The proposal includes the installation of a signboard above the existing roller shutter, but aligned with the roofline, with no other alterations to the frontage compared with the existing arrangement. No illumination is proposed, and the advertisement does not include any projections. Therefore, no risks are identified in terms of visibility, illumination, or the obstruction of sightlines.

Refuse would be stored within an internal waste storage area and moved to the pavement edge on collection days. No external waste bins would be permanently stored in public view. An informative would be included in the decision notice, should the application be approved, to advise on waste collection arrangements in accordance with the comments from the Waste Team.

b) PL/25/1691 Consent to display an advertisement

Character and Appearance

Policy OU4 of the Reading Borough Local Plan 2019 require advertisements to be of high design quality and to respect the host building and wider streetscene in terms of scale, siting, design, materials and colour.

As set out in detail within the Full Planning Permission assessment above, the proposed use of the unit as a nail bar is considered acceptable in principle and respects the character and appearance of the surrounding area, which is characterised by a mix of commercial and residential uses along this stretch of Caversham Road and York Road.

The advertisement comprises a signboard positioned above the existing roller shutter and aligned with the roofline of the host building. The form, scale and siting of the signage are modest and proportionate to the frontage and do not introduce any visual clutter. The colour palette of white and yellow is considered appropriate and does not detract from the appearance of the host property or the wider streetscene.

For the same reasons set out in the FUL assessment, the advertisement is considered to preserve the character and appearance of the area and to comply with Policy OU4 of the Reading Borough Local Plan 2019.

Public Safety and Amenity

Policy OU4 also requires that advertisements do not prejudice public safety or materially harm residential amenity.

As discussed in the FUL assessment, the proposal would not result in any changes to the existing frontage beyond the installation of the signboard itself. The advertisement is non-illuminated, does not project over the public highway, and would not obstruct visibility for highway users or access points. No impacts are therefore identified in relation to highway safety or public visibility.

In amenity terms, the nature and scale of the advertisement is modest, with no illumination or moving elements proposed. As such, it would not have unacceptable impacts on neighbouring occupiers.

Waste storage and collection arrangements associated with the use of the premises are addressed in the FUL assessment, and no additional amenity concerns arise specifically from the advertisement proposal.

Accordingly, the proposal is considered to comply with the public safety and amenity requirements of Policy OU4 of the Reading Borough Local Plan 2019.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Approve with conditions

- a) PL/25/1690 Full planning permission

Time Limit

Approved Plans

Materials (As Specified)

Use Restriction

- b) PL/25/1691 Consent to display an advertisement

Standard Advert Requirements

Approved Plans

Materials (As Specified)