

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/0365 Full planning permission

Address: UNIT 6, WORTON DRIVE, READING, RG2 0TG

Proposal: External works to Unit 6

Applicant: UBS Triton General Partner Ltd

Received date: 17/03/2026

Target Decision date: 12/05/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

Unit 6 Worton Drive consists of a large flat roof industrial/storage warehouse unit with a two-storey office element to the southern end, facing onto Worton Drive, within the Worton Grange Industrial Estate located south of Reading town centre. The southern end of the building lies just within flood Zone 2 for river flooding.

It is located within Core employment area EM2c: South of Basingstoke Road on an area of contaminated land.

Site visit date 11 May 2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises external works to Unit 6, including the replacement of the existing heating system with an air-source heat pump system incorporating louvres and condensers. Two external condenser units are proposed on the southern elevation. The development also includes the replacement of cladding with flat faced composite cladding to parts of the western and southern elevations, alongside the spraying of existing cladding. The colours proposed are dark grey cladding and light grey with dark grey trims. Two loading docks are proposed on the north-west elevation, together with a newly formed concrete ramp that will grade towards the building, and the replacement of existing single glazed units with double-glazed UPVC units in an anthracite coloured film finish. The works will result in an increase in sustainability and thermal performance for the building and to meet current building regulation requirements. Drainage will use existing arrangements.

Plans and documents submitted

Site Location Plan;

001 Existing Ground Floorplan

002 Existing First Floorplan

003 Existing Elevations

004 Existing Site Plan

005 Proposed Ground Floorplan

006 Proposed First Floorplan

007 Proposed Elevations

008 Proposed Site Plan.

Proposed External Modifications Justifications Document, Savills

CIL

As received 17 March 2026

Supplemental statement Unit 6 Worton Grange with Appendices (002), Savilles

As received 28 April 2026

R2 Series Standard Efficiency Heat Recovery (22-45kW) air conditioning product specification
As received 11 May 2026

Planning History
None relevant

3. CONSULTATIONS

A site notice was displayed at the site on 10 March 2026 for the required period. No letters of representation have been received.

Internal consultations
RBC Transport – No objections

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.

4. 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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN16 (Pollution and Water Resources)
EN17 (Noise Generating Equipment)
EN18 (Flooding and Drainage)
TR3 (Access, Traffic and Highway-related matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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 pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 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 appraisal below and are not considered to be ‘out of date’.

5. APPRAISAL

a) Principle of development

The proposal is considered acceptable in terms of design, scale, and minimal adverse impact on neighbouring commercial/industrial and residential properties.

There are no objections from the RBC transport team as the proposed works will not impact existing access or parking arrangements. Consequently, the development is not expected to have any adverse effect on the surrounding public highway in accordance with Policies TR3 and TR5.

b) Design and impact on the character of the area

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.

From the documents supplied it is not expected that the proposal will cause any adverse harm to the character and appearance of Unit 6 Worton Drove or the Industrial Estate. The nearest residential properties are located south east of the site, at over 300m away. It is therefore considered acceptable in terms of character and residential amenity.

c) Environmental Protection (Noise)

Due to the small scale of development and number of condenser units proposed, it is not considered the proposal will cause adverse impacts on neighbours. It should also be noted that the closest residential properties are located south east of the site, at over 300m away. It is considered that the structure of Unit 6 Worton Drive and neighbouring units will mitigate against any noise derived from the proposal and as such the proposal is considered acceptable in terms of noise subject to a noise condition, in accordance with Policies CC8 and EN17.

d) Flood risk

The development will not result in a change of use of any changes to the existing footprint and a flood statement has been submitted. It is not considered to result in a change from the existing provision, in accordance with policy EN18.

e) Contaminated land

The works are proposed on the external elevations and above ground. A contaminated land informative is recommended in the event that any contamination is found during the proposed works in accordance with EN16.

7. CONCLUSION



The proposed development has been assessed as set out above and is considered to be acceptable in terms of design and appearance in the public realm, noise and impact on amenity and on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

Time limit

Plans

Materials

Plant