

DELEGATED APPLICATION REPORT

Ward: Norcot

App Ref: PL/26/0464 Full planning permission

Address: UNIT 2, MARCUS CLOSE, TILEHURST, READING, RG30 4EA

Proposal: Demolish existing store and erect replacement store

Applicant: c/o Greg Farrell

Received date: 03/04/2026

Target Decision date: 05/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached commercial unit located in Marcus Close in Tilehurst. The site is located within a Core Employment Area, as defined in Policy EM2 of the Reading Borough Local Plan (2019). The surrounding area is a mix of commercial and residential. The site is not Listed, nor in a Conservation Area.

Site visit date: 23/05/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

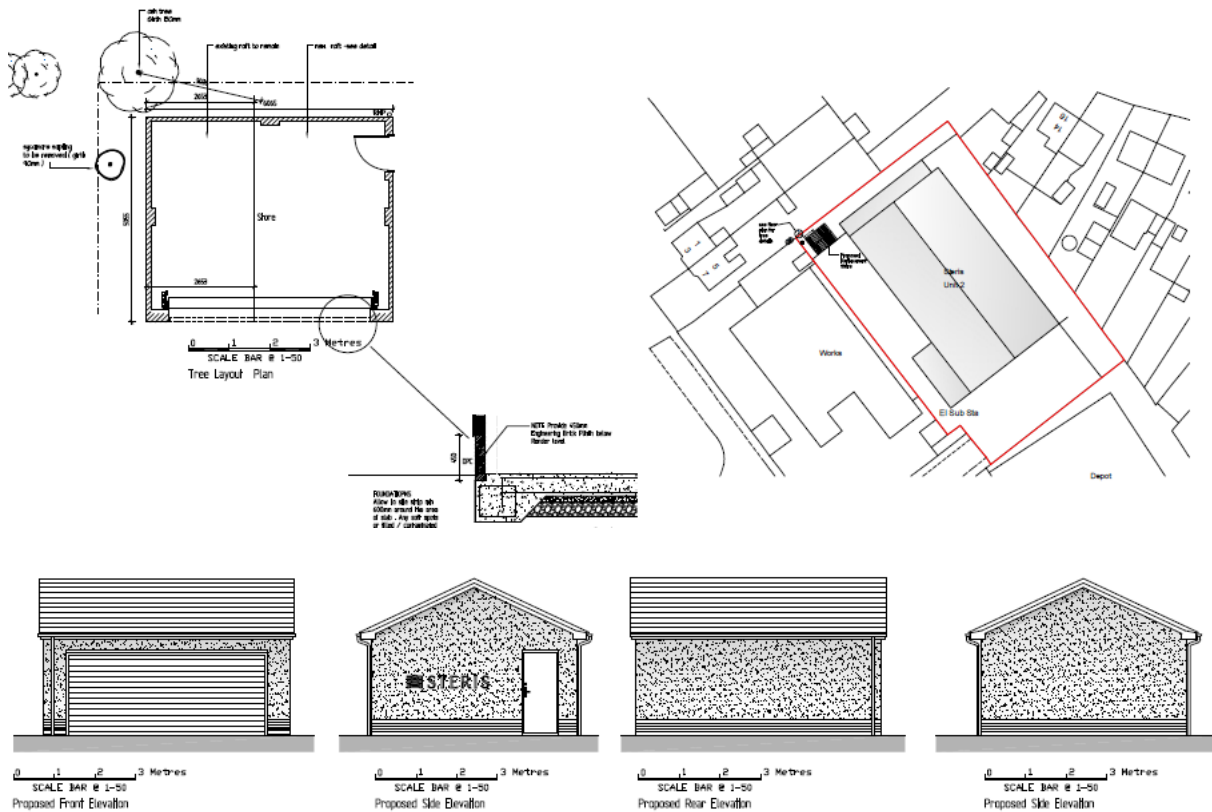
Planning permission is sought for the demolition of the existing garage/store, and the erection of a replacement store - location shown in google image below. There is also a metal container currently at the side of the garage/store, which the agent confirmed will be removed once the new building is complete.



Plans considered

Drawing No. 01 C – Existing Floor Plan and Elevations received 7th May 2026

Drawing No. 05 C – Arboricultural Details, Location Plan, Block Plan, Proposed Floor Plan and Elevations received 5th May 2026



3. RELEVANT PLANNING HISTORY

PL/24/1120 - Advertisement consent is sought installation of signs (retrospective) - Approved

PL/24/1121 - Erection of a portable unit to provide temporary office accommodation for a Laboratory testing and sterilization facility – Approved

PL/26/0229 - Lawful Development Certificate for a proposed demolition of existing structure with asbestos roof and replace with similar structure with tiled roof – Under consideration

4. CONSULTATIONS

Ecology – No objections, a bat survey is not required as the existing outbuilding looks very sealed and unlikely to host bats.

Natural Environment – No objections, it is assumed that tree roots would be mainly within the neighbouring garden and the existing base/subbase would be used.

Transport - There are no transport objections to the proposed replacement store as this will not affect the existing access and parking arrangements for the site.

Two site notices were displayed on 14th April 2026 for a period of 21 days. No objections have been received at the time of writing this report.

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:

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT
EM3: LOSS OF EMPLOYMENT LAND
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

Supplementary Planning Documents

Revised Parking Standards and Design 2011

6. APPRAISAL**a) Principle of Development**

The site is located within a Core Employment Area (EM2d) where commercial and employment uses are prioritised within the borough. Therefore, the use of the site in this manner is suitable and encouraged within local policy. As such, the proposal, which aims to support the use of the commercial use in a Core Employment Area is considered acceptable in principle and in line with Policy EM2 of the Reading Borough Local Plan (2019).

b) Impact of the proposal on the surrounding area

The proposed outbuilding would be located to the rear of the site and thus there would be no impact on views, character, or the Marcus Close streetscene. The proposed store would replace the existing store and be of a similar scale, therefore, the proposal is not considered out of keeping. Given the context of the site and surrounding area, combined with the small-scale nature of the development, it is not considered that any adverse harm would arise. As such, the proposal is considered acceptable in terms of Policy CC7 of the Reading Borough Local Plan (2019).

c) Impact on neighbouring amenity

The surrounding area comprises a mix of commercial and residential uses. While the proposed store would be situated towards the rear of the site and closer to nearby residential properties, it would be located behind the rear garden boundaries and therefore set well away from the dwellings themselves. In addition, the proposed store is single storey only and considered modest in both scale and height. The proposed store replaces an existing store, and the impact of the proposal is not considered to be materially different from the existing arrangement. Overall, the proposal would not be considered to have a harmful impact on neighbouring amenity. The proposal is therefore considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

e) Transport Matters

The proposed location of the outbuilding will not impact on the existing access or parking arrangements for the site. There is no additional demand for parking for the small-scale development. Therefore, there are no transport-based objections to this application and as such, the proposal is deemed acceptable in relation to Policy TR3 of the Reading Borough Local Plan (2019).

f) Trees and Biodiversity

It is unlikely that the proposal would impact any substantial trees or cause a loss of biodiversity. Therefore, there are no objections from Ecology or RBC Natural Environment, and the proposal is deemed acceptable in relation to Policies EN12 and EN14 of the Reading Borough Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed against the relevant policies and is considered acceptable.

8. RECOMMENDATION

Approve Subject to the following conditions:

Time limit

Approved plans

Materials