



DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/1026 Full planning permission

Address: 9 MANCHESTER ROAD, READING, RG1 3QD

Proposal: Retrospective application for the construction of a single storey side extension for display of fresh produce and associated products.

Applicant: Kristine Deo

Received date: 30/07/2026

Target Decision date: 24/09/2026

Case Officer: Gary Miles

This application relates solely to the unauthorised extension located to the side of the property facing Radstock Road.

1. SITE DESCRIPTION

The application site comprises a two-storey Victorian property with basement, prominently located on the corner of Manchester Road and Radstock Road. The ground floor of the property consists of an established mini market and off license. The main (front) elevation a bay window with signboard above fronts on to Manchester Road, whilst the side elevation with entrance door to the shop and signboard above, fronts on to Radstock Road.

The property is constructed from red, grey and cream patterned brickwork, with tiled pitched roofs and decorative clay ridge tiles. The property has been modernised and extended over the years to include single storey rear extensions with pitched roofs and patterned brickwork.

Manchester Road and Radstock Road are predominantly residential with a garage repair business and the host property mini market.

The property is not listed, not locally listed nor located within a conservation area.

The property includes an unauthorised structure facing Radstock Road. The structure is constructed from timber sheets, has mock windows, polycarbonate roof and a wooden door.

Streetscene images through the years:



Manchester Road (front) elevation, dated 2012



Manchester Road (front) elevation, dated 2016



Manchester Road (front) elevation, dated 2024



Radstock Road (side) elevation, dated 2009



Radstock Road (side) elevation with unauthorised timber structure on the right-hand side of image, dated 2012



Radstock Road (side) elevation, dated 2016



Radstock Road (side) elevation, dated 2025

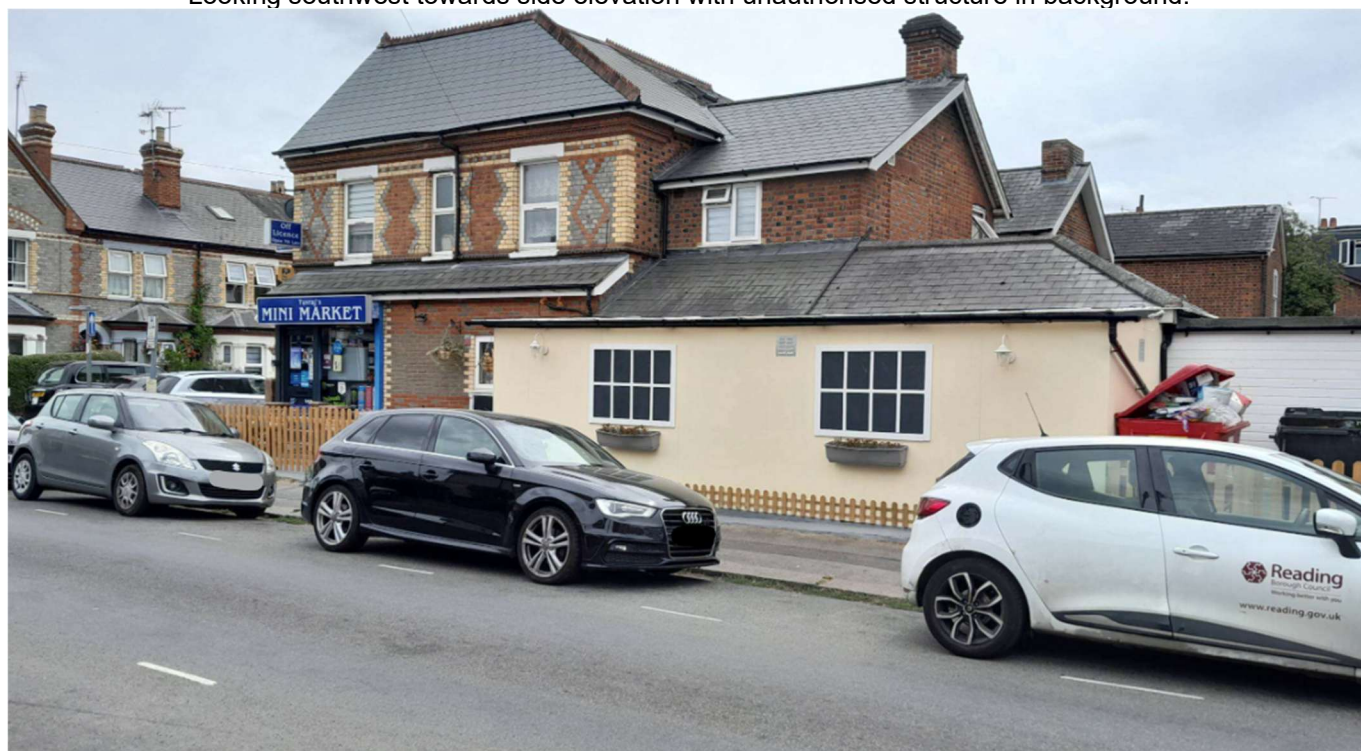
Photographs from officers site visit on: 18th August 2026



Looking south towards side elevation facing Radstock Road



Looking southwest towards side elevation with unauthorised structure in background.



Looking east towards side elevation and unauthorised structure facing Radstock Road.



Looking northeast towards unauthorised structure facing Radstock Road.



Looking southwest towards unauthorised structure.

2. PROPOSAL AND SUPPORTING INFORMATION

Following a breach of unlawful development at 9 Manchester Road investigated by the Planning Enforcement team, the proposal consists of an application for retrospective planning permission for the construction of a single storey side extension for display of fresh produce and associated products at 9 Manchester Road.

The structure has been constructed on land to the side of the property in and adjacent to Radstock Road itself. The structure measures 8m in length, 2.6m in width and 2.4m in height with an eave's height of 2.25m.

The structure is constructed from timber board panels for the walls - painted cream, timber door and polycarbonate roof panels and glazing bars for the roof, along with black plastic rainwater goods. Mocked up windows made from timber sheet and painted window design are attached to the side elevation facing Radstock Road along with mock palisade fencing across the side elevation. Lights and window box planters are mounted to the side elevation overhanging the public highway.

Plans and documents considered:

Drawing no: 9558 PL-01 Rev 01 - Location Pan, dated Jul 26

Drawing no: 9558 PL-02 Rev 01 – Existing Block & Proposed Block Plan, dated Jul 26

Drawing no: 9558 PL-03 Rev 01 – Existing and Proposed Ground Plan, dated Jul 26

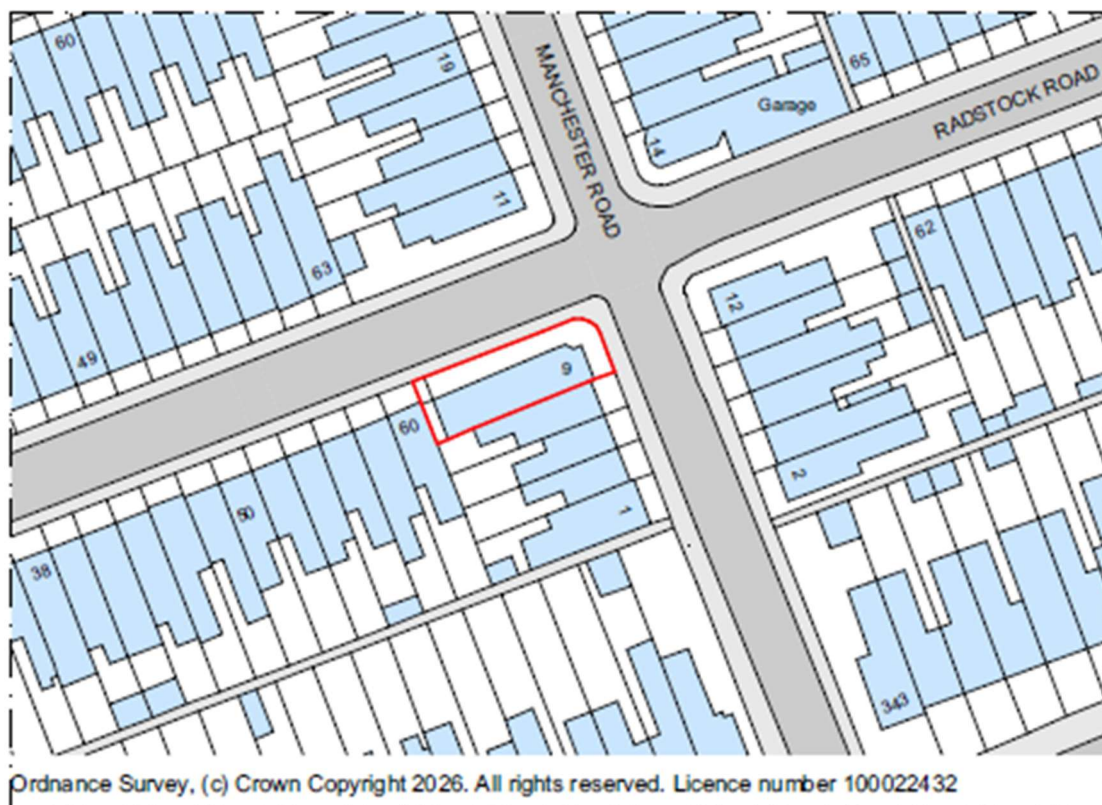
Drawing no: 9558 PL-04 Rev 01 – Existing and Proposed Roof Plan, dated Jul 26

Drawing no: 9558 PL-05 Rev 01 – Existing Elevations, dated Jul 26

Drawing no: 9558 PL-06 Rev 01 – Proposed Elevations, dated Jul 26

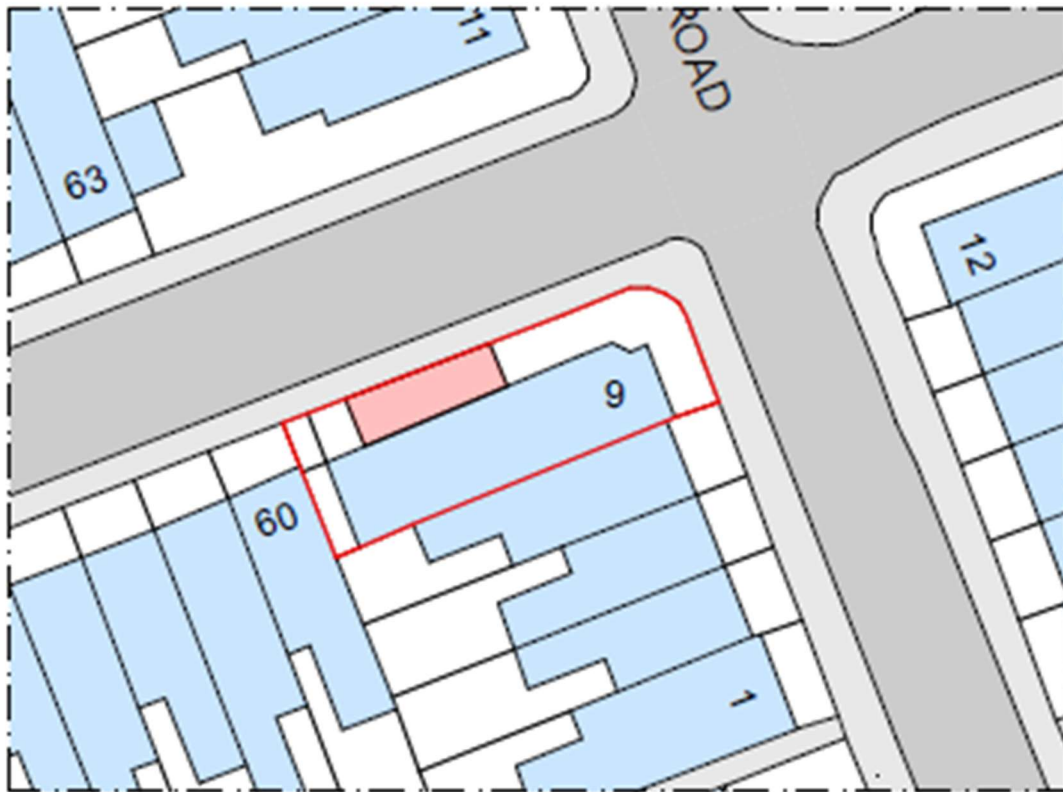
Planning Statement (The Keen Partnership)

Received by the LPA on 30th July 2026



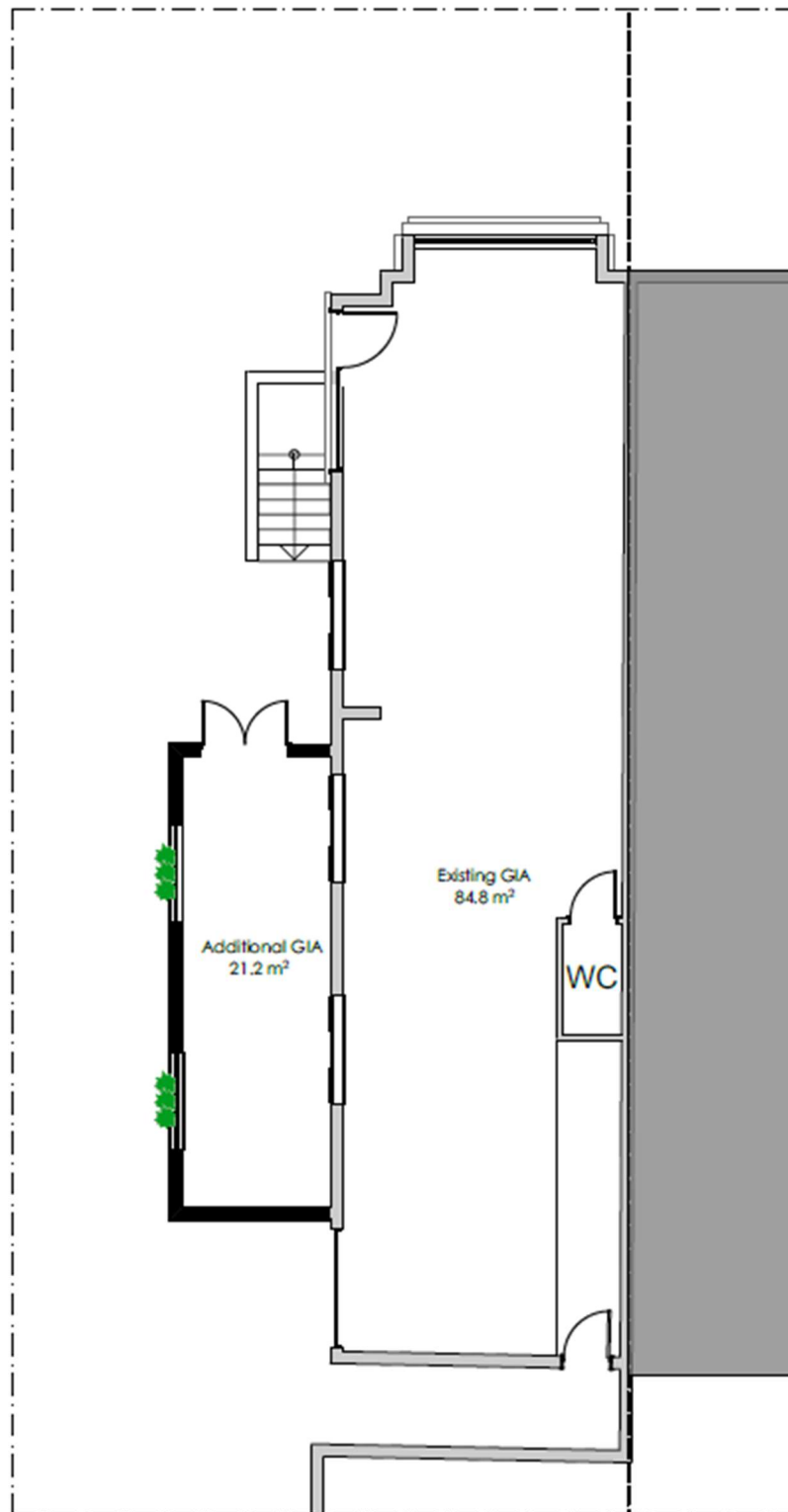
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Location Plan



1:500

Proposed Block Plan



1:100

Proposed Ground Floor



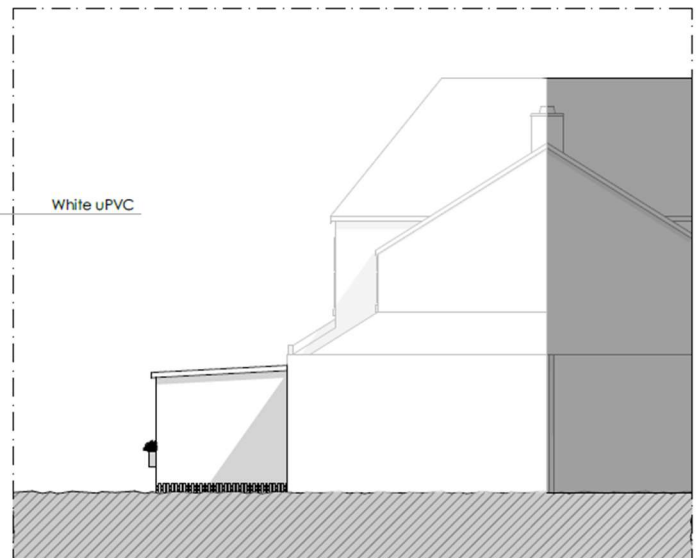
1:100

Proposed Side Elevation



1:100

Proposed Front Elevation



1:100

Proposed Rear Elevation

3. RELEVANT PLANNING HISTORY

PL/09/0270 - Change of use of ground floor from A1 to residential bedsit – Withdrawn June 2009

PL/10/0812 - Single storey side and rear extension to existing shop, internal alterations to first floor flat and new external entrance to basement – Refused October 2010

PL/10/1756 – Pre App Advice for side and rear extension – Given August 2011

PL/11/1186 - Single storey side and rear extension to existing shop, internal alterations to first floor flat and new external entrance to basement (resubmission of 10/01543/FUL) – Approved April 2011

PL/15/1909 - Single storey side extension (amended description) – Refused January 2016

PL/16/1679 - Proposed construction of a covered roof and shuttered enclosure to shopfront to allow presentation of green grocery items and secure overnight storage – Pre App Advice – November 2016

4. CONSULTATIONS

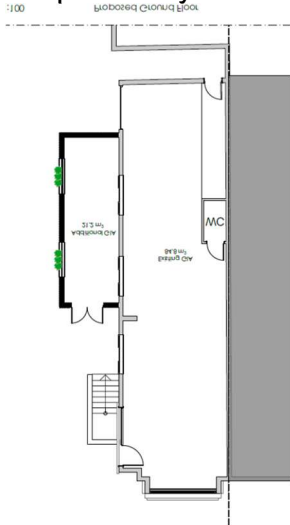
Internal

- **Transport Development Control Memo received 27/08/2026**

Planning Application Ref: PL/26/1026
Officer: Gary Miles
Application Type: Full planning permission
Address: 9 MANCHESTER ROAD, READING, RG1 3QD
Proposal: Retrospective application for the construction of a single storey structure for display of fresh produce and associated products.

This application seeks retrospective planning permission for the retention of a single-storey extension that expanded the floor space of the existing retail unit. The extension is located within the curtilage of the site is illustrated below.

Proposed layout:



iShare/Extent of Public Highway



Plans show that the side extension will have windows as shown below:



Windows should not project over or obstruct the public highway when open. The extent and direction of the opening of the windows have not been illustrated. Plans clearly identifying the extension and opening of the windows in relation to the public footway are required.

- **Environmental Health Consultations received 09/09/2026**

I am concerned about the storage of food in the outside store, as it is unlikely to be 100 percent pest proof due to the construction materials in which case, it is likely to encourage rat activity which is a food safety issue and an amenity issue for the neighbourhood. There is a significant problem with rats in Reading, and all premises need to ensure that they are not providing rats with a food source.

External

One planning site notice was attached to street furniture outside the property in Radstock Road whilst another notice was attached to street furniture outside no.7 Manchester Road on 18th August 2026 and left in-situ for the 21-day statutory public consultation.

4 letters of objection have been received as follows:

- | | | |
|------------------------|---------------------------|--------|
| • Neighbour | 12 Manchester Road | Object |
| • Neighbour | | Object |
| • Member of the Public | 36 Radstock Road Reading | Object |
| • Neighbour | 45 Radstock Road, Reading | Object |

87 signatures of support have been received on 4 sides of A4 paper.

Summary of objection representations:

- Mention of an earlier application for a similar structure was submitted in 2011 and 2015 which were recommended for refusal.
- The structure is built with flimsy materials which do not match the host building or wider streetscene
- Overbearing
- Poor choice of materials
- Concerns of how the structure will age and how it will look in the coming years owing to the choice of materials
- Reports the structure is not used for displaying vegetables as per the application form and rather it is being used to store waste and recycling

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

National Policy and Guidance

National Planning Policy Framework 2026
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Residential Amenity & Visual Amenity
Policy EN16 – Pollution & Water Resources

7. APPRAISAL

Character & Appearance

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line.

The unauthorised structure is constructed from timber boarding and painted. The application form and Planning Statement state the windows and doors will be finished in white upvc however, the two windows on the side elevation are false windows, whilst the door is timber and not upvc. The unauthorised structure consists of an unsympathetic form, and incongruent appearance, the structure fails to respect the host property in terms of character and appearance.

The unauthorised structure sits forwards of the building line in Radstock Road, sited close to the public highway resulting in an obtrusive appearance.

Its inappropriate siting obscures the carefully constructed patterned brickwork in the previously approved and constructed single storey rear extension.

The unauthorised structure has an unsympathetic form and incongruent appearance, harmful to the fabric of the original Victorian building.

The structure fails to match the materials of the host property in this patterned brickwork, slate roof and upvc windows and fenestrations.

In terms of design, the unauthorised structure fails to respect the character and appearance of the host building and the wider streetscene.

For the reasons outlined above, the application is not supported in planning terms and is contrary to policy CC7 of the Reading Borough Local Plan 2019 and chapter 14 policy DP1, DP2 and DP3 of the National Planning Policy Framework (updated August 2026).

Safeguarding Amenity

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties in terms of: Privacy, Visual Dominance and overbearing effects of development, Noise and disturbance, Artificial, lighting and Odour.

Policies CC8 and EN17 of the Reading Borough Local Plan 2019 and chapter 17 policy P3.1 of the National Planning Policy Framework (updated August 2026).

Environmental Health Matters

At the time of the site visit, it was apparent the unauthorised timber structure was not being used to display vegetables, officers weren't able to see inside because the door was closed.

The Environmental Health Officer has concerns about the storage of food outside, in the timber structure, as it is not pest proof, in which case, it is likely to encourage rat activity feeding on fruit and vegetables which is a food safety issue, a food waste issue and an amenity issue for the neighbourhood.

There is a significant problem with rats in Reading, and all premises need to ensure that they are not providing rats with a food source which includes the correct management of waste and recycling on their premises.

The unauthorised structure is considered harmful to residential amenity in terms of storage of food outside within the structure, the food source is likely to increase food waste thus increased risk of vermin, which in turn will be harmful to neighbours including the nearby residential properties.

For the reasons outlined above, the application is not supported in planning terms. The canopy is contrary to policies CC8 & EN16 of the Reading Borough Local Plan 2019 and chapter 17 policy P3, P4 and P5 of the National Planning Policy Framework (updated August 2026).

8. CONCLUSION

The unauthorised timber-built structure has been assessed as set out above and is considered to be unacceptable due to its unsympathetic form, and incongruent appearance, harmful to the character of the Victorian host property and wider streetscene. It is also harmful to the amenity of the area in terms of vermin.

9. RECOMMENDATION

REFUSE

1. The development by reason of its design, unsympathetic form, incongruent appearance, inappropriate siting and choice of building materials, fails to respect the character and appearance of the host building, with consequent harm to the character and appearance of the wider area. The development is therefore contrary to policy CC7 of the Reading Borough Local Plan 2019.
2. The development is harmful in terms of increased risk of vermin, harmful to the amenity of adjacent residents and the area in general. The development is therefore contrary to policies CC8, EN16 of the Reading Borough Local Plan 2019.