

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 8

PLANNING APPLICATIONS COMMITTEE: 30th May 2018

Ward: Abbey

App No.: 180273/FUL

Site Address: 109b Oxford Road, Reading, RG1 7UD

Proposal: Amended Description: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (revised elevation details)

Applicant: Express Team Ltd

Date valid: 12th February 2018

8 Week Date: 9th April 2018

RECOMMENDATION

As per the main agenda.

1. Introduction

The purpose of this update is to advise of

- a) Extraction Details
- b) Shopfront

2. Extraction Details

Further to additional representations received, concerns have been raised about the proposed extraction system, with comments made on current issues with another site in the area. Given the site's location within the Conservation Area, and in a prominent corner plot position, a more discreet extraction system was considered appropriate to comply with Policy CS33 Protection and Enhancement of the Historic Environment. However, any such system should also comply with Policy DM4 Safeguarding Amenity and Policy CS34 Pollution and Water Resources. In this respect, the proposed system, on the rear elevation and at a lower discharge level is not considered to result in any adverse effect on the character and appearance of the Conservation Area, and, moreover, is not considered to result in harm to any neighbouring property. The Environmental Protection Team are aware of, and involved with, the other site referenced. They have assessed this specific site and raised no objection to the extraction system proposed, having viewed a case study submitted with the application.

3. Shopfront

Further to additional representations received, concern has been raised that the changes to the shopfront, to include ornate timber columns, may work if done well, but may look out of place if not. In this respect, 3D visuals of the proposed external changes have been submitted. The proposals incorporate features that an older shop front would have and are considered to be an improvement on the current situation, including the proposed changes to the front of the site.

3D visuals:









Case officer: Ethne Humphreys
Location Plan



Location Plan 1:1250



Site Plan 1:500



