

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 20 July 2022

ITEM NO. 10  
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Ward: Abbey

App No.: 220567/FUL

Address: 109b Oxford Road, Reading

Proposal: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective)

Applicant: Express Team Ltd

Deadline: 9<sup>th</sup> June 2022

### RECOMMENDATION:

Amend recommendation as follows (changes struck through)

**Refuse full planning permission, for the following reasons:**

1. In the absence of evidence to the contrary, the applicant has failed to demonstrate that the construction noise level ~~odour control~~ measures, noise levels, and running specifications of the kitchen extract flue will not result in noise disturbance ~~and odours~~ affecting occupiers of surrounding dwellings resulting in harm to the amenity of occupiers of those dwellings. The development is therefore contrary to Policies CC8, CR6, EN16 and EN17 of the Reading Borough Local Plan 2019.

### 1. Additional Information

- 1.1 Since the publication of the main Agenda report, the applicant has submitted an additional noise report on 12<sup>th</sup> July which seeks to demonstrate that with additional mitigation in place, the noise levels would meet the Council's 10 dB below background requirements.
- 1.2 The recommendation in the main Agenda report stands (corrected as above), based on the information available at the time of publication. However, officers advise that a deferral would be preferable to allow this further information to be fully assessed and the implications reported to a future meeting of the Committee.

### 2. Correction

- 2.1 As per paragraph 6.18 of the main report, the Council's Environmental Protection Officer has confirmed that the odour control measures are acceptable. References to odour control measures in the reason for refusal were therefore included in error and this is corrected in the Recommendation box above.

Case Officer: Ethne Humphreys