

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29 March 2023

**Ward:** Abbey

**Application No.:** 220567/FUL

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

**Proposals:** 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:** Originally extended to 3<sup>rd</sup> March 2022

### RECOMMENDATION:

As per the main agenda report

## 1. Further Design Comments

- 1.1 There is an additional concern raised regarding existing advertisements on the side elevation of the property along Zinzan Street. Three of the four window panels on the flank elevation feature graphics that fill the entirety of these windows. This is acknowledged and these advertisements, due to their design, extent and prominent location, are considered to detract from the street scene and the character and appearance of the Conservation Area.
- 1.2 Further to the above, the proposed elevation drawing submitted as part of this current application does not show these graphics; instead, it shows that these windows would be 'glazed panels with grey vinyl to match wall colour'. This, in itself, would be welcomed, should the application have otherwise been considered acceptable.
- 1.3 Whilst the advertisements along the Zinzan Street elevation are not considered to be acceptable, this would be covered by separate Advertisement Consent regulations and are not controlled under this application for planning permission. As such, the harm that has occurred as a result of the advertisements cannot form a reason for refusal of this application. The presence of these advertisements will be investigated through Enforcement action to establish whether or not they have deemed consent under Advertisement regulations. Should planning permission be required, Enforcement action may be taken as appropriate.

## 2. Additional Information

- 2.1 Since the publication of the main agenda report and on the 28th March, the applicant has submitted an amended drawing showing an acoustic louvre and filter box on the rear elevation at a lower level than that currently installed on site. Further to which, the applicant has stated that they have undertaken the services of an independent specialist to take measurements and readings of odour at the property and that results can be provided shortly. On this basis, the applicant has requested that further time be given to consider revised information before a decision is made.
- 2.2 There is insufficient time for Officers to consider revised information under this current application. The revised plan and odour information could form the basis of a future application(s) should the applicant choose to resubmit, but it does not change the recommendation for this application under consideration at the 29<sup>th</sup> March Planning Application Committee meeting.

### **3. Litter Management**

- 3.1 Since the publication of the main agenda report, a question has been raised regarding litter management, and whether such details were discharged pursuant to the original application (180273). A discharge of conditions application was submitted by the applicant (181785) which included details of litter management. This information was considered acceptable by Officers at the time and has been submitted under this application. However, given that the use is considered to be unauthorised, this point is academic. Any future application that may be approved on the site, would likely include a condition requiring further detail in respect of litter management and which could require a more robust scheme to be provided.
- 3.2 Further to the above, the Council's Environmental Protection team have been made aware of concerns raised regarding litter surrounding the site, which can be dealt with under Environmental legislation if appropriate.

**Case Officer:** Ethne Humphreys