

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

ITEM NO.

Ward: Church

App No: 190760/FUL & 190929/FUL

Address: 76 Christchurch Road, Reading

190760/FUL Proposal: Change of use ground, first and second floor of A2 (Bank) to A5 on the ground floor, and on first and second floor from A2 to C4 HMO. Part-retrospective application for flat roof rear dormer.

190929/FUL Proposal: Change of use of 1st and 2nd floors from bank (Class A2) to C4 HMO. Part-retrospective application for flat roof rear dormer.

RECOMMENDATION:

Grant, as per the main agenda report with an additional condition for a litter management strategy (for application 190760 - ground floor change of use from A2 to A5).

1. ADDITIONAL REPRESENTATIONS MADE

1.1 Following the publishing of the committee agenda and associated report, a number of additional letters of representation have been received.

1.2 Several letters have outlined their support for the application - these can be summarised as:

- Bringing vacant unit back into use
- Less people working at the unit would reduce its impact.

While two letters were received objecting to the proposal:

- Objection despite compliance with policies

1.3 Councillor Pearce is unable to attend the meeting, and has provided the following comment in relation to the proposal:

“As one of the local Councillors for the Ward in which this application sits I would like to express my concern at this application and urge committee members to refuse.

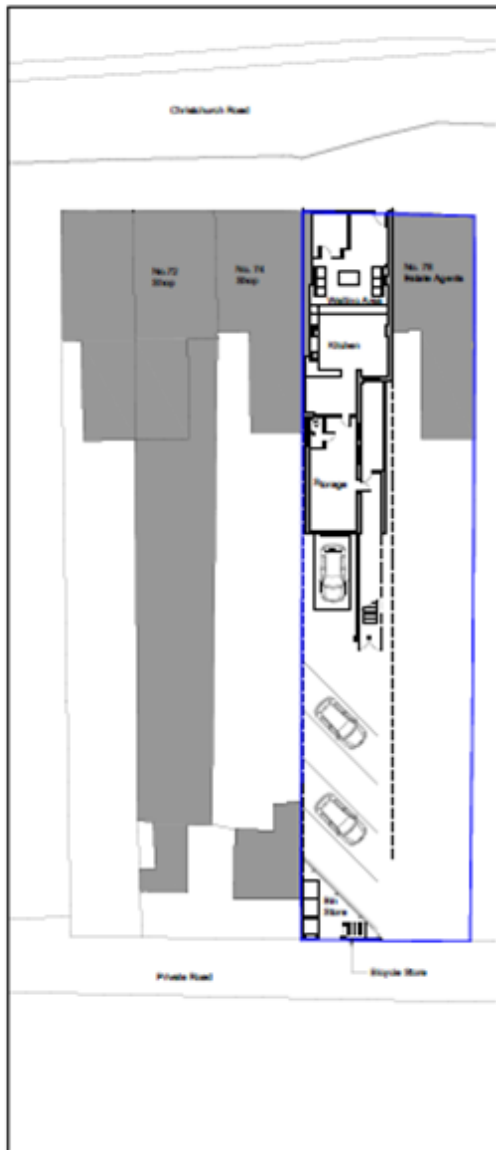
There is strong resident feeling in the local area around this application and the wider area in general. Concerns about other, similar local takeaway establishments were expressed earlier this year when there was another planning application, and the same issues apply here.

These row of shops are historic in nature and architecture, and have in the past provided local amenities for varying parts of the community. The scope and target of these shops appear to be narrowing, to the detriment of many in the local community.

Local residents are concerned with the noise and disturbance that increased deliveries will cause, the parking issues in front and near the shops will be exacerbated, and there is the obvious potential of an increase in anti-social behaviour which is already an issue residents have raised with me.”

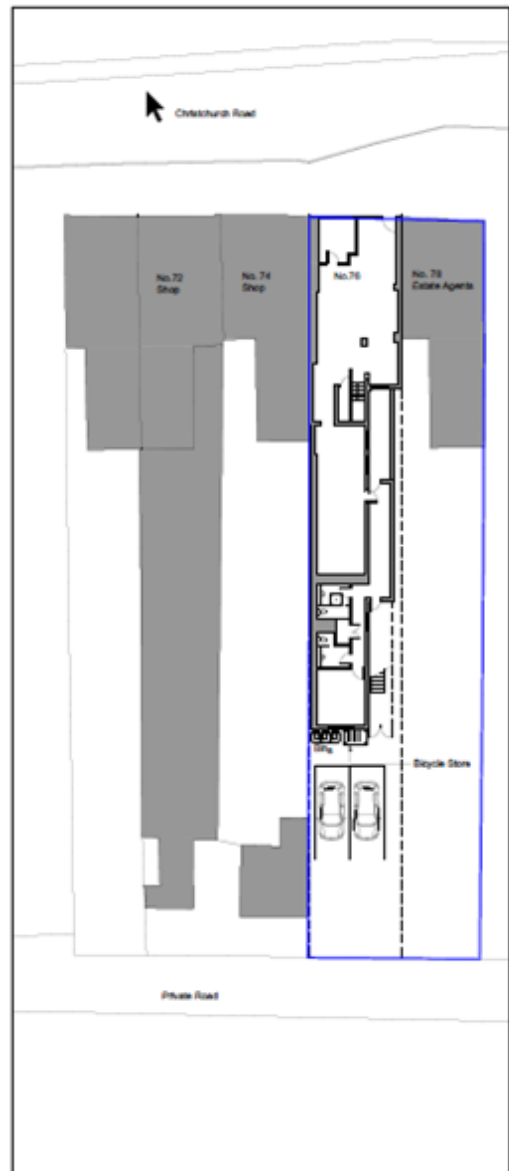
- 1.4 For clarity, applications 190760 and 190929 differ in that 190929 retains the single storey building to the rear as shown on plans below.
- 1.5 In addition, the original report did not include a condition relating to a litter management strategy which is commonly attached to takeaway uses. As such, an additional condition is recommended as above.

Case Officer: Anthony Scholes



Landscape Plan of Development
SCALE 1:200

190760/FUL – Proposed Site Plan



Landscape Plan of Development
SCALE 1:200

190929/FUL – Proposed Site Plan