

PLANNING STATEMENT

Introduction

This Statement has been prepared on behalf of L & C Commercial Limited in support of a planning application for the change of use from warehousing to light industrial and ancillary offices Class E(g)(iii) and E(g)(i) for use by Evans Graphics at Units 2 & 4 Little Johns Lane, Reading, RG30 1RA.

Site & Surroundings

The application site is situated within a small industrial estate comprising 4 industrial units (all owned by the applicant). Units 2 & 4 comprise a steel portal frame with brick and part clad elevations under a fully insulated pitched roof. The units have been in use for warehousing but have been vacant for a number of months. There is parking at the front of the premises together with a dedicated loading bay.





The Proposals

The proposal is to use both premises for Evans Graphics for screen printing, small and wide format digital printing and engraving and laser marking, including ancillary finishing i.e. Class E(g)(iii) and Class E(g)(i) (ancillary).

Planning History

There is no relevant planning history.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2003 requires that proposals be determined in accordance with the the development plan unless material consideration indicates otherwise. For the purposes of this application the statutory development plan comprises the Reading Local Plan (adopted November 2019). Relevant Policies include: -

Policy CC1 Principle in Favour of Sustainable Development

Policy CC8 Safeguarding Amenity

Policy EM4 Maintaining a Variety of Premises

Policy TR3 Access Traffic and Highway Related Matters

Policy TR5 Car and Cycle Parking and Electric Charging Points

Justification for the Proposals

The proposals will retain the premises in employment use i.e. light industrial and ancillary offices. Accordingly, there is no loss of employment floorspace.

Appearance and Character of the Area

There are no external alterations proposed to the building and so the change of use would not be detrimental to the appearance of the existing building and the character of the area.

Residential Amenity

The property is situated in a predominantly industrial area and the proposal is for a light industrial use. It is considered that issues



regarding potential noise and disturbance with such a use would not arise.

Transport

The site is situated on Loverock Road and access is already available.

Parking is available within the site and there are some 20 parking spaces. In addition, cycle parking is also available at the premises.

It is considered that the proposals are situated in a sustainable location which is attractive by non car modes. Accordingly, there should be no highway objections to the proposals.

Contaminated Land

There are no alterations proposed to the building or the site. Accordingly, there are no issues with regards contaminated land.

Air Quality

The premises have a permitted use for industrial purposes. The applicant will be using the property for a light industrial use. There

will be no increase in traffic or the existing lawful use. Accordingly, there will be no impact on air quality issues.

Conclusions

The proposals would provide an opportunity for a local business to occupy the building and continue to provide local employment. There is no loss of industrial floorspace as the property will be used for alternative employment use.

It is understood that there would be no transport or other detrimental impact on the surrounding area.

It is therefore requested that planning permission be granted.