



Planning Permission Statement:
Change of Entrance for Access to First-Floor Flats
115 Wokingham Rd
Reading
RG6 1LH

Artur Szymonik
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10/08/2023

Re: Planning Application for Change of Entrance to Existing Store for Access to First-Floor Flats
Planning Application Reference: **230795 115 Wokingham Road, Reading**

Dear Marcelina Rejewska,

I am writing to submit a planning application for the proposed change of entrance to an existing store, located at [Address of the Store], for the purpose of providing access to first-floor flats. The proposed development aims to enhance the accessibility and functionality of the property while preserving the existing architectural character of the building.

Project Description:

The project involves the following key elements:

1. **Change of Entrance:** The existing entrance of the store will be relocated and modified to provide direct access to the first-floor flats. The new entrance will be designed to meet all relevant accessibility standards and safety regulations.
2. **Site Access and Circulation:** The new entrance will be designed to ensure smooth pedestrian flow and safe access to the first-floor flats. The layout will be optimized to minimize any disruption to the existing ground floor store layout.
3. **Architectural Considerations:** The design of the new entrance will be sensitive to the existing architectural features of the building. The materials, colours, and finishes will be chosen to complement the overall aesthetic of the property.
4. **Impact on Surroundings:** The proposed development will not have any adverse impact on the surrounding environment, neighbouring properties, or public infrastructure. It is anticipated that the change of entrance will improve the overall functionality of the building and enhance its contribution to the local streetscape.

Planning Justification:

The proposed change of entrance is in accordance with the relevant policies outlined in the Reading Borough Local Plan (2019). Specifically, the following policies support and align with the development:

Conclusion:

In conclusion, the proposed change of entrance to the existing store for access to first-floor flats is a well-considered project that aligns with the Reading Borough Local Plan (2019) policies on accessibility, architectural preservation, and residential development. We kindly request the granting of planning permission for this development, subject to any necessary conditions or modifications deemed appropriate by the Local Planning Authority.

Thank you for considering our application. We are available for further discussions and to provide any additional information that may be required.

Yours sincerely,

Artur Szymonik

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