

Introduction:

This planning statement has been prepared to support a planning application for permission to serve hot food to take away (sui generis) to an existing use class E (restaurant) at 109 Wokingham Rd, Reading RG6 1LH within Reading Borough Council. The purpose of this statement is to demonstrate how the proposal complies with the relevant planning policies, and how it will contribute positively to the local area.

Site Description:

The site is located at 109 Wokingham Rd, Reading RG6 1LH and is located within Wokingham Road Major Local Centre. A residential flat is located at the first floor. The surrounding area comprises a mix of commercial and residential uses.

The proposed development complies with the following relevant planning policies:

National Planning Policy Framework
Reading Borough Local Plan (2019)
Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN15 – Air Quality
Policy EN16 – Pollution and Water Resources
Policy EN17 – Noise Generating Equipment
Policy TR3 – Access, Traffic and Highway-Related Matters
Policy RL1 – Network and Hierarchy of Centres
Policy RL3 – Vitality and Viability of Smaller Centres

Design and Access:

The proposed development has been designed to offer dining in & take away. The site will be accessed from Wokingham Road. The extract flue will be installed according to the planning requirements. The noise and odour control report will be produced to meet the planning requirements.

Impact on the Local Area:

The proposed development will have a positive impact on the local area, as it will offer morning breakfast and authentic Indian food for lunch & dinner. The proposal will also improve the appearance of the site, contribute to the local economy. This will create an opportunity for jobs.

Conclusion:

The proposed development at 109 Wokingham Rd, Reading RG6 1LH complies with the relevant planning policies, and will provide significant benefits to the local area. We therefore respectfully request that the application be granted planning permission.