

PLANNING STATEMENT

260 SHINFIELD ROAD, READING, RG2 8HG

This proposal has been considered with regard to the following policy documents:-

1. The National Planning Policy Framework
2. Core Strategy 2010
3. Local Plan 2014

The site lies within (on the edge of) the Shinfield Road District Centre and consists of a retail unit with additional ground floor storage and a first floor residential flat.

This proposal intends to use an area of storage which is now surplus to requirements as most of the items previously stored are now delivered directly to clients addresses.

The proposed conversion will provide for the improvement in appearance of the building where existing plain blockwork will be rendered and coloured off-white.

Provision is made for a garden area which will be laid to grass with a low beech hedge on the northern boundary. The new windows will be on the south and west elevations. This will accord with policies R16 and R18 of the Borough Design Guide.

A secure cycle store, additional parking and bin storage are also included in the scheme.

The proposal will retain the original retail floor space together with an element of storage and will provide an additional small lettable residential unit for the area. The proposal will also result in a generally residential development adjacent to 258 & 262 Shinfield Road.

The development will be designed to achieve a high level of sound insulation and all drainage systems are, or will be, connected to the existing system.