

Planning Design & Access Statement relating the use to Class E (b) Restaurant, erection of front canopy, provision of disabled ramp, removal of internal staircase & erection of external staircase to existing first/second floor flat over. Rear single storey extension, provision of flues to the rear to service the Restaurant. Retropective. Rev A

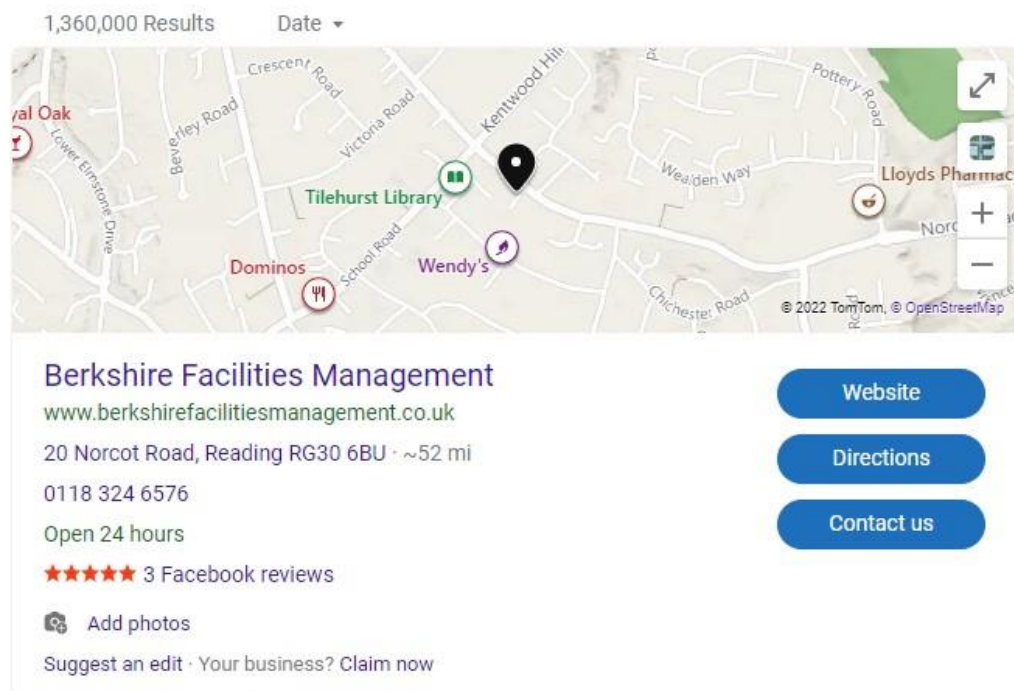
Date. 04-03-23

Project Ref- 9123-23

1.0.0. The History

Application Ref. 200766 gave consent to change the use from bookmakers (Sui generis) to B1 (a) use, this was approved on 06-08-20.

The premises were leased to Berkshire Facilities Management on a 5 year lease, they were there for 1 year then left.



Screen shot of Web page above.

This also confirms the lawful use as was a Class B1 office, now Class E.

We therefore consider that the lawful use is Class E & therefore the use as a Restaurant Class E (b) is lawful & therefore does not require a formal change of use.

2.0.0. The site & its surroundings

The site together with 20A & 20B has recently been acquired by the applicant.

Planning consents 200373 & 181302 will not be implemented (181302 is about to expire) as the owner is intending to retain the car wash & rebuild the workshops to the rear (which will be subject to a formal planning application in the near future. For the record, this will be for the workshops only B2 general industrial as the car wash operation is lawful which was established within the garage/workshop use over many years.

No 22 Norcot Road gained consent Ref. 141366 for a rear extension to create three one bedroom apartments with associated private gardens, parking & refuse store which is complete & in use.

The site is within the Tilehurst Triangle District Centre. Criteria c) of Policy RL3 states that "Within and adjacent to district, major and local centres, all new development should provide some 'centre uses' at the ground floor, unless it can clearly be demonstrated that this would not be possible or appropriate.

This provides a rare opportunity to expand a commercial use which has been vacant into a vibrant pizza restaurant.

A lightweight canopy has been added to the frontage to provide outdoor eating in times of good weather over a timber deck.

Both steps & a disabled ramp are provided to aid access onto the decking & into the restaurant.

The internal staircase has been removed & an external metal staircase installed to give access to the existing flat on the first & second floors which is also owned by the applicant.

The existing single storey extension to the rear has been extended to provide space for the pizza ovens.

The flues are shown on the drawings together with the specifications. A noise test is being undertaken & will be forwarded once received.

3.0.0. Use & Amount

The use of the ground floor will be Class E (b) a Pizza restaurant.

The whole of the ground floor is allocated for this use together with the area under the front canopy.

3.1.0. Layout, scale & massing

The layout is shown within the proposed drawings which have already been undertaken.

4.0.0. Landscaping

There is no scope for formal landscaping although plant pots will be provided to the perimeter of the canopy.

5.0.0. Appearance

There are minor external alterations to the building to create several new openings & the extended rear single storey extension.

A new external metal staircase has been erected on the side to provide access to the flat above.

This is similar to the adjacent building at 22 Norcot Road, so not out of keeping. See Photo below. (Please note this is an old picture)

There are no overlooking issues here.



Photo showing external staircase & rear single storey extension.



The new canopy on the frontage.

6.0.0. Access & parking

There is no formal off street parking, however the site will be serviced from Lemart Close for bins collection & deliveries.

7.0.0. Policy assessment

This is Policy compliant with RL3 , it is situated within a row of commercial uses on the ground floor up to School Road.

The new Restaurant should therefore be supported & encouraged by Reading Borough Council.



8.0.0. Design Scale & Character

The design is in keeping with the character of the area in both its visual impact on the street scene, the scale is not out of keeping but sits nicely within the existing environment in scale & character and consequently fully accords with all adopted local policies

Conclusion

A great deal of investment has gone into the venture which is unusual in this current climate. We would therefore urge Reading Borough Council to approve the application as soon as able.

Chris Keen MRICS MCABE

