

50 Buckland Road, Reading, RG2 7SW

Change of use from class use A1 to a takeaway class use A5 and installation of extractor fan with flue

REF: DAS/PLAN/001

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 This Planning Statement accompanies a detailed planning application for the change of use from class use A1 to a takeaway class use A5 and installation of extractor fan with external flue.

1.2 This Statement considers the local context of the site, the use of the proposed development, the amount of development proposed the layout of the scheme, the proposed scale of development, landscaping and appearance of the proposal and access issues.

1.3 Currently the site at 50 Buckland Road, Reading, consists of a vacant, single storey retail Class Use A1 unit, trading as hair design shop. The Parade consist of 6 retail units in total, 1 of which are A5 use.

1. “Take into consideration neighbouring amenity, with particular attention to neighbouring windows.”

No rear amenity light will be affected by the proposed development.

DESCRIPTION

Project Type: Change of use from class use A1 to a takeaway class use A5 and installation of extractor fan with flue.

Full Address: 50 Buckland Road, Reading, RG2 7SW

Location Type: Retail on the ground floor and residential on the upper floor

Site Area: 46.9 msq

Parking Layout: Non

2.0 STREET SCENE

2.1 The surrounding street scene found in this parade of Buckland Road consist of 6 retail units with residential accommodation on the upper floors. The access to the retail units is via Buckland Road.

3.0 APPLICATION SITE

3.1 The plot is 11.6 m to rear and 5.1 m wide.

3.2 There are no trees and shrubs at the rear of the site.

3.3 There is no evidence that the site comes under gas constraints and measures will be put in place to address that when building regulation will be applied if necessary.

4.0 LOCAL SERVICES

4.1 The site is within accessible location.

5.0 RELEVANT PLANNING HISTORY

5.1 There is no planning history on the site.

6.0 THE PROPOSAL

6.1 The existing retail shop is trading as a retail Class A1 hair extension shop. There is ample space to use the shop as Nepalese cuisine takeaway. The extractor fan with ducting will be located to the rear of the building, away from residential flats. The A5 shop will operate Monday to Sunday, 10.00am until 11.00pm, similar opening hours to normal restaurant and fast-food outlets. Existing Commercial bins for the shop are in place, located

to the rear of the building. These bins are collected at alternative days by a private refuse collection company.

7.0 USE

7.1 The site lies within a mixture of commercial and residential location, where the principle of the development is acceptable.

8.0 AMOUNT OF DEVELOPMENT

8.1. Having concluded that residential development is the most appropriate use on the site, the amount of development on the site was considered.

9.0 LAYOUT

9.1 In assessing the proposal, the layout of the development should be considered in the first instance.

10.0 SCALE

10.1 The scale of development matches the scale, bulk and massing of a similar design in the retail units adjacent to the site.

11.0 LANDSCAPING

11.1 As this is a commercial site, there is no rear landscaping.

12.0 APPEARANCE

12.1 Externally the only changes will be 2 new advertisement signs to the front. The existing shop front will be retained as separate accesses to each unit already exists. The extractor fan with ducting will be located at the rear of the building, similar in design to the takeaway on opposite end of this parade.

13.0 Positioning of Building Services: All building services such as air extraction ducting will be positioned away from sensitive windows and be isolated from the buildings frame to prevent structural noise.

14.0 Noise Insulation: The use of noise insulation techniques as required by Building Regulation Standards will be used throughout the developments. Particular attention will be paid glazing and party walls and floors.

15.0 Construction: noise generating activities, for example air handling equipment, vehicle manoeuvring, loading / unloading will be identified and located as sensitively as possible. Low noise methods will be used where practicable. No construction works to take place during Sunday and bank holidays. Works to commence during periods: Monday to Friday, 8.00 until 18.00. Saturday: 8.30 until 12.00.

16.0 ACCESS

16.1 The development will comply with the latest requirements for access included in the building regulations.

17.0 CONCLUSIONS

17.1 The Design and Access Statement has demonstrated that the proposal has been carefully considered and kept in line with the council's guidelines.

17.2 The scale, bulk and massing of the development is sympathetic to the visual amenities of this street scene.