

SUPPORTING STATEMENT

CHANGE OF USE TO SUI-GENERIS USE AT 84 SCHOOL ROAD, TILEHURST, BERKSHIRE – RG31 5AW

This statement is accompanying and supporting a planning application for the change of use from an Estate Agent to Sui-Generis (Waxing & Threading Shop) to explain and justify the proposal in a structured way.

Site Description:

Shop unit located in the Tilehurst Triangle District Shopping Centre that was recently trading as an Estate Agent. It forms part of a parade of five shops that most of these remains in previously known A1 use. The surrounding area comprises a mixture of commercial and residential uses.

Proposal:

The proposal involves to the change of use of existing vacant ground floor commercial unit previously used as an estate agent to sui-generis providing the facility for waxing and eyebrows threading to feminine care.

The proposed change of use from vacant unit (previously known A2 use) to Waxing and Threading (Sui-Generis use) would accommodate a modern beauty salon offering manicure and pedicure services and mostly waxing and eyebrow threading services.

Amount & Layout:

This application proposes no change in the amount of floorspace. It relates only to the change of use of existing floorspace with some reconfiguration works only, as illustrated on the enclosed drawings. In summary, the proposals see the change of use of approximately 42 sq m over ground floor from Previously known Class A2 to mixed (sui generis).

There would be no changing to the layout of the property and the shop front will be retained unchanged. The unit will only undergo some basic wall painting, internal cubicle for waxing and placing few threading chairs and some other furniture/ fixtures required for the purpose.

Scale, Design and Appearance:

The scale, design and appearance of the works are all in proportion to the existing building. The internal works are of an appropriate scale and design. The external alterations are minimal, relating to the introduction to the erection of fascia and projecting signs. The design and appearance of the works, as shown on the submitted drawings, have been developed with the consideration to the available space.

Contamination Risks:

To the best of our knowledge, there is no risk of contamination as the application site has never been used for the storage of hazardous materials therefore, the proposal will not invite any sort of contamination risks.

Risk of Flooding:

The Site falls within very low risk of flooding as per Environment agency (flood map for planning rivers and sea). Therefore, we believe that Environmental agency will not object the proposal.

Conclusion:

This statement has demonstrated that the proposed development is acceptable in principle and therefore it will make an efficient use of an existing vacant unit.

The proposal is sustainable and appropriate in the overall context of the area and site. It is in keeping with the already existing pattern of development and it will contribute positively towards the overall betterment of the area in general and the site in particular.