

Conversion of the ground floor retail unit
for development at Land Adj 114 – 116 Scholl Road, Tilehurst, Reading RG31 5AX

Planning statement for the
Conversion of the ground floor retail unit to form a 2-bed apartment

DEVELOPMENT AT

Land Adjacent to
114 – 116 School Road
Tilehurst
Reading
RG31 5AX

DEVELOPER

Chesters Place Limited

PREPARED By

C Thorpe

Date

27th February 2023

V1

1: Introduction

The site is located on the corner of School and Downing Road, Tilehurst.

The site has been subject to 2 planning applications and 1 minor amendment

– Application number 21276

Erection of building to provide ground floor retail unit (Class E with 4 residential flats above.

Refused by RBC but later allowed at appeal (APP/E0345/W/21/3289234)

This approval allowed for 4 parking spaces

– Application number 220086

Erection of building to provide ground floor retail unit (Class E with 4 residential flats above.

Approved by RBC

This approval allowed for 2 parking spaces

– Minor Amendment Application number 230026

Increase the parking from 2 to 3 bays, relocation of the front door to the apartments, remove the stall risers to the retail unit, opening of the Tax window on the School Road elevation and an additional velux roof light to Apartment 4 on the Downing Road elevation

2 – Proposal

This application proposal is for the change of use of the GF retail unit to form a 2-bedroom apartment.

The apartment will be 66.7m² and consist of 2 bedrooms, a bathroom and an open plan kitchen/dining room and lounge.

The visual changes to the elevations are minimal.

The two large retail window openings will be reduced in height to form new window openings.

The existing retail unit front door will also be reduced in height to form a new window.

All windows will have new stone Cils installed to match the existing building.

The new front door to the apartment will be formed from the existing hallway used by the existing 4 apartments.

4 – Materials

- All new materials will match the existing building
- White framed PVC window frames
- Stone Cil details to new window openings

5 – Parking

The implemented planning application for the site (220086) was approved with 2 parking spaces for 4 apartments.

A recent minor amendment application was submitted and approved (230026)
Within this application, there was an increase in parking for 1 space, onsite parking now totals 3.

The allocation of 3 parking spaces for 5 apartments still meets the minimum requirements already approved in the implemented permission.

Therefore, no refusal should be made based on the provision of parking.

6 – Summary

The visual aspect of the proposal, for this application, is minimal.

The creation of a 2 bedroom apartment within an existing block of apartments is noninvasive to its surroundings and creates a much needed affordable property.

The further parking requirements are mitigated by the already approved minor amendment application. Whereby an additional parking space has already been incorporated into the site.

This application is accompanied by the previously approved noise assessment.