

PLANNING STATEMENT

Site address: 11 Duke Street , RH1 4SA

The proposal is for the change of use from a sandwich shop to nails and beauty salon. This planning statement is to support the mentioned work and to assess the proposal's impact on the council planning policies and on the surrounding area.

Reading town centre is also one of the UK's most important centres. Its importance for retail, boosted by the opening of the Oracle in 1999, is long established, but it is also significant for leisure and culture, and, increasingly, as somewhere to live.

The Local Plan highlights the objective to create a town centre that has a broad range of uses which is accessible and appealing as a great place to live , work and study in. On R.L1, the plan supports the businesses that will enhance and maintain the vitality and viability of the town centre. R.L2 also recognises the importance of having a diverse mix between retail and leisure within the town centre so the town can be competitive to other neighbour town centres.

This proposal not only supports the above council's plan and visions by creating diversity, richness and balance of uses. But also the proposal will align with the council's goal to diversify the type of service that the town centre offers.

I hope this statement will support your approval.

Yours faithfully,

Oanh Le
Applicant's Agent