

Planning, Design & Access Statement

Retrospective Full planning permission sought for the Change of Use of store room previously used as part of Motor repair workshop business user class B2, for use as a personal trainer/gym at ground floor user class E(d)

at
14 Manchester Road, READING BERKSHIRE RG1 3QN

September 2022

Prepared by RAMMURTI DESIGN LTD

Site and Surroundings

The site is located on and to the rear of No 14 Manchester with its access form Radstock Road.

The building is an established business that stocks and sells car parts at ground floor at the front part, and then a garage motor repair workshop at the rear.

The upper floors are in residential use.

Although the location is in a predominate residential setting, there are commercial uses at the ends of each road junction in the vicinity of the application site.

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

1. National Planning Policy Framework
Part 4 Promoting sustainable transport
2. Sites and Detailed Policies Document (2012) altered Jan 2015
SD1 (Presumption in Favour of Sustainable Development)
DM4 (Safeguarding Amenity)
DM12 (Access, Traffic and Highway Related Matters)
3. SPG/SPD
Parking Standards and Design (Supplementary Planning Document).

Planning History

Planning applications have been submitted to the council over several years as follows:

- 180095. Retrospective application for the part reconstruction of repair workshop following fire damage.- **Granted 24/04/2018**
- 920273, Relaxation of conditions 3,4,5,6,7 of 89/0592/FD to allow unrestricted use of storage/double garage extension. **Granted 26/06/1992**
- 890671/ADV- To rebuild existing garage and store as single store and double garage. **Granted 27/07/1989.**

Planning Assessment

The premises at ground floor have an established commercial use as a workshop that repairs motor vehicles.

The nephew of the current owner had identified that the store room held out of date parts and was a poorly utilised space, where it had the opportunity to base his training and gym facility.

The facility is known as “Iron Fist Boxing”

The days and hours the boxing gym operates are Monday to Friday between 09:00 to 18:00hrs and Saturdays between 09:00hrs to 17:00hrs.

In terms of noise and increased activity, the new gym and training is to be provided on a one-to-one basis, and typically on a pre-booked arrangement lasting an hour, with one or possibly two clients at a time arriving together.

It is known that up to 30 clients are catered for over a week, and the facility is enclosed within the existing shell and no additions or alterations to the footprint of the building.

There has been a new doorway access created to the side to allow access independently rather than having to enter the garage area.

Principle of development

There are no physical changes or alterations required to the current premises that would result in an increase in footprint, or changes to vehicle movements

The core policies are not compromised, and neither is the SPD

Community Infrastructure liability and S106

The development will not be CIL liable.

Parking

The premises are located on a busy thoroughfare with on street parking restrictions limiting any parked vehicle to a maximum of a 2hour stay.

The submitted scheme does not seek to provide any new onsite parking spaces. There is no reliance on long term parking as the visits to the premises are only brief, and additional vehicular movements beyond those relied upon for the current use are not envisaged.

Bins & Cycles

Bin and cycle storage is not relevant to the proposed use.

Neighbouring amenity

With respect to neighbouring impacts given the character includes a mix of commercial and residential uses the development would not result in an alien form of development being introduced onto the site.

The existing residential occupants of the upper floors have an established setting and outlook onto an open rear yard as well as side windows with partial views of adjoining properties. Overall the development would not harm the living conditions of existing commercial or residential properties either side of the development site.

Conclusion

The application site and the proposal to change the use to be within a defined mixed residential and commercial area and as such the use is considered acceptable and compactible with the varied activity of other establishments.

The proposal would be in accordance with local and national planning policies.