

Date. 30-02-22

Ref. 9063-22

34 St Marys Butts Reading RG1 2LQ

Planning statement relating to the extension of flats 3 & 4 to provide 2 bedrooms units from 1 bed & replacement of aluminum shop front for hardwood shop front incorporating stall riser.

1. The Existing building & recent planning history.

22-05-18

The existing building consists a vacant commercial building that was in Class E (c) (i) as a Co op Bank upto 22-05-18 which includes ancillary office space on the first & second floors.
The site has been subject to 2no successful planning applications;

App Ref. 201349

Proposal: Change of Use of first and second floors from Class E to 4 x flats (C3 use) (2 x 1-bed, 2 x 2-bed) including rear extension, retention of E use class at ground floor and changes to the ground floor frontage. (amended)

App Ref. 190364

Proposal: Change of Use of first and second floors from A2 (financial services) to C1 (providing four serviced apartments) and of the ground floor from A2 (financial services) to A1 (providing for a coffee shop/café) with changes to the ground floor frontage.

None of these approvals will be implemented.

App Ref. 211328

Proposal: Change of use of 1st & 2nd Floors from Class E to 4- 1 bed flats under Class MA. This consent has been implemented & completed (See Building Control sign off dated 08-03-22 & required sound & ventilation tests.

App Ref: 211696

Proposal: Alterations to rear of ground floor commercial premises to remove strong room incorporating new door & window openings. This consent has been implemented but not completed yet.

2. The proposal

The proposal is to provide a rear extension to the rear at first & second floor levels similar to Approval 201349 which was NOT implemented.

The window openings on the first & second floors have been installed.

The materials will be a close match to the existing & the flat roof will be extended.

Flat 3 as extended is 70sqm & Flat 4 68sqm, so complies with the technical space standards.

As this is an extension to existing flats, no affordable contributions are applicable.

A CIL form is enclosed together with a Heritage Statement & Fire Strategy statement.

A new shop front is proposed, we are working with Selin Karsan with the HSHAZ Scheme.

This will take the form of a hardwood frame which will be painted RAL 7016 anthracite grey.



3. Conclusion

As the principle of a first & second floor extension has already been accepted & approved, there should be no reason why this proposal should not be acceptable.

Chris Keen MRICS MCABE

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