

Tuesday, 11 May 2021

Planning Statement

1 The Triangle, Tilehurst, RG30 4RW

Replacement of existing shopfront and addition of new entrance to first floor

This planning statement is for an application to remove and replace the existing bank shopfront, creating a new entrance to the existing storage and office space to the first floor. This application is subject to the Reading Borough Local Plan, adopted November 2019, policy number OU5.

OU5: SHOPFRONTS AND CASH MACHINES

Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced. For shopfronts, the following criteria will be fulfilled:

- a) *New shopfronts on listed buildings or in Conservation Areas will respect or enhance the building or area, and will respect the key features of the special historic interest;*
The proposal is neither a listed building nor in a Conservation area.
- b) *Where a shop occupies multiple units, shopfronts will not run in a continuous horizontal line across the different unit façades. The fascia and the shop windows should be broken up to ensure the features of each unit are not lost;*
The proposal affects only one unit.
- c) *Fascia boards should be lower than any first floor windows, and reflect the predominant height of historic fascia boards on surrounding buildings;*
Proposed fascia boards reflect the height of the existing fascia, and do not impose on any fenestration.
- d) *Canopies and blinds over windows and entrances should be for the shading of the shop and should be retractable;*
The proposed new awning to the shopfront is used for the shading of the shop and is fully retractable
- e) *Shopfronts should present an active frontage to the street at all times. Where security is essential, security features will be internal, such as internal open mesh grilles. Opaque coverings on shop windows, such as paint and films, will be minimised and will not obscure the window.*
The new shopfront presents an active frontage to the street; passers-by will have a view into the store and we have proposed shopfront seating internally.