

Statement to describe the proposed works, impacts and risks of the permitted change of use of the building at 1-3 Tidmarsh Street, Reading RG30 1HX

Local Planning authority reference: still to be given

This statement is to complete the application in respect of question 5 of the application form.

The proposed works

The application site is occupied by a main building and a later flat roofed annexe which was used until a few months ago (it is currently vacant) as printing works. That in turn was a long established use; the main building having been originally built as premises for a workshop.

It is therefore appropriate for use as dwellings as provided for by the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA*.

Three new dwellings are proposed:

Unit 1 61 square metres for a 2 bedroom 3 person dwelling

Unit 2 45 square metres for a 1 bedroom 2 person dwelling

Unit 3 38 square metres for a studio flat.

There will need to be minor elevational changes to the fenestration (none of which involve further 'development' and the double gates currently providing access to the site will be removed and replaced by a pedestrian gate.

The provision of natural light to habitable rooms

There are a number of existing windows all round the building and these will be augmented by new windows both on the roof and looking into the courtyard.

Unit 1: the bedroom has an existing window looking onto the street; similarly, the living area; the living area will have a new skylight which will be shared with the kitchen; the study-cum-bedroom has an existing external window an overhead rooflight

Unit 2: the living, dining and bedroom areas will all benefit from doors into the courtyard being converted to windows; the kitchen has an existing external window with an added overhead rooflight

Unit 3: the main living area has an external wall where there is an existing window which will be augmented by replacing brickwork in the gable with glazing; the kitchen will benefit from a new rooflight.

Need for a safe access

The existing access is into an internal courtyard used for loading, etc. With limited visibility and no turning space this is not particularly safe. With the new use such an access will no longer be required and will be closed off in favour of a pedestrian/cycle gate

Contamination risks

These were fully assessed in support of a previous application for prior approval which was refused but for non-related reasons. Further work is no longer necessary.

Tony Huggett B.Sc., M.R.T.P.I
Chartered Town Planner and Planning Consultant

20 Fritham Close Totton Hampshire SO40 8FB
Email: tony_huggett@hotmail.com
Tel: 07704 544739 or 023 8086 6685

September 2021