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PLANNING DESIGN & ACCESS STATEMENT

Unit B 171 Basingstoke Road Reading RG2 0HQ

Ced/bk D1328
May 2021

1.0 Introduction:

The following Planning, Design and Access Statement is submitted as part of a full planning Application to seek a planning permission for a Change of Use of part of an existing industrial building from a car sales and showroom to a light industrial Use.

2.0 History:

The site was originally tenanted by DHL and used for storage and distribution. In 2014 City Motor Holdings Ltd rented the building and gained planning consent for a Car sale and showroom (Sui Generis Use). The use ceased earlier this year and the property now lies vacant.

3.0 The Site & Its Surroundings:

The site is located South of Reading along the Basingstoke Road being a main arterial road leading to the town centre.

The area is predominately mixed urban, with a variety of residential properties and commercial uses, well served by local shops and leisure facilities together with good public transport links to Reading town centre.

To the rear of the application site are residential properties off Canterbury Road and either side to the North and South are commercial buildings with Basingstoke Road to the West with further residential properties and commercial buildings opposite.

4.0 The Proposal:

The whole of the site is currently being marketed and interest has been expressed for the front area off Basingstoke road (Unit A). Proposals for this area of the site are subject to the council's consideration and being dealt with by others.

The rear area, Unit B, is still classified as a Planning Use Sui Generis as a car sales and showroom, this is considered too restrictive therefore the applicant wishes to market with a Light Industrial use. E(g)(iii).

At the current time the nature and business of any future tenant is unknown.

5.0 Planning History:

App. No.:	162294	
Description:	Non-Material Amendment to permitted application 141311	
	Decision Date:	27/01/2017

App. No.:	162189	
Description:	Sign A 4.5m high internally illuminated double sided pylon, Sign B internally illuminated wall mounted brand and dealer name clip, Sign C wall mounted internally illuminated, free flying oval, Sign D double sided internally illuminated dealer name and services sign, Sign E internally illuminated arched entrance feature.	
	Decision Date:	20/01/2017

App. No.:	141311	
Description:	Change of use from a storage and distribution centre to a car show room, including internal alterations, new cladding to all elevations, windows and some minor external works.	
	Decision Date:	12/12/2014

6.0 Planning Policy:

The building is currently industrial with previous uses as Storage and distribution (Class B8) this being interchangeable with the previous Class B2(c) now superseded by Class E (g) (iii) light industrial. In all respects the use of the site is in accordance with the council's planning policies.

7.0 Employment:

The applicant requests a condition requiring approval of details to be submitted when prospective tenant is known.

8.0 Visitors:

The applicant requests a condition requiring approval of details to be submitted when prospective tenant is known.

9.0 Noise & Pollution:

The applicant requests a condition requiring approval of details to be submitted when prospective tenant is known.

10.0 Equipment and Machinery:

The applicant requests a condition requiring approval of details to be submitted when prospective tenant is known.

11.0 Transport and Parking:

The site is located within the council's adopted parking standards and design SPD, Zone 2 (Primary Core Area)

Parking provision accords with Planning Use B2(c) of the adopted standard as E(g)(iii) is not yet recognised.

Car Parking @1 space per 125m² net floor area, total 4No

Including 1No disable parking space.

Lorry parking 1 No

Motor cycle parkin 3No

Cycle parking with Sheffield security stands 3 No

Vehicular and pedestrian access of Canterbury Road via existing crossover into the site.

Vehicular site line in both directions equate to in excess of 3.600m x 90.000m

12.0 The Design:

The external appearance, materials, bulk and design is exactly as currently exists.

No alterations are envisaged not withstanding any work that may be undertaken in Unit A area.

13.0 The Amount:

The application building extends to 446.80m² net internal area with 3.750m to eaves and 6.100m to ridge line

The application site is 1407 m² - 0.14 hectares in area.

14.0 The Layout:

The application site benefits from existing direct access both vehicular and pedestrian off Canterbury Road

The building is open plan suitable for it requested use.

Provision for waste and recycling storage is provided. The nature of which is not yet known and will be subject to a private waste disposal contract.

15.0 The Scale:

No change to the existing structure with in the application site.

16.0 Landscaping:

No change to the existing landscaping with in the application site.

17.0 Appearance:

No change to the existing structure with in the application site.

18.0 Disabled Access:

The design, access and construction are fully accessible in accordance with the recommendations of the Disability Discrimination Act and subject to Part M of the Building Regulations 2000 as amended 2004.

19.0 Conclusion:

The proposal seeks a beneficial use of an existing vacant Industrial building. In an area recognised for commercial use.

Due regard to impact on adjacent residential properties is protected by request for conditions to be subsequently approved when prospective tenant is known.

Parking is in accordance with SPG with adequate manoeuvring space with in the application site.