

March 2021

## **PLANNING STATEMENT**

### **ALTERATION AND EXTENSION TO 114-116 CHATHAM STREET READING RG1 7HT**

Historically, the site has been in industrial use for many years and generally used as a car repair workshop. The applicant, Mr Lal Mir acquired the site in 2017 for tires repair, second hand tires sale and a car wash.

The site measures 0.066 hectare and surrounded to the West by Kennet Serviced Apartments and No. 4 Malt house Lane, to the North by terraced houses in Charles Street and to the East by Reading Irish Club.

Generally, the site is in need of amelioration both in terms of its appearance in the street scene and tidiness within the site.

This proposal includes part demolition of the existing garage and construction of a new single storey garage. The proposed garage offers a larger space for car repairs. The height of the building is dictated by the minimum internal height of 3.1m for hydraulic lifts. The roller shutter minimum height is recommended as being 3.2m for tall vehicles.

The garage also requires an Office/ reception and storage for tools and equipments.

The applicant intends to retain the car wash and the remaining site area is used for customers parking. The garage management will manage the booking according to the site capacity for waiting.