

Support Statement

**Notification of Prior Approval for a Change of Use from Office (Class A2) to a cafe (Class A3).
Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General
Permitted Development) Order 2015**

At 172 Oxford Road, READING BERKSHIRE RG1 7PL

March 2020

Revision B

(Noise, odour and waste sections updated 07/2020)

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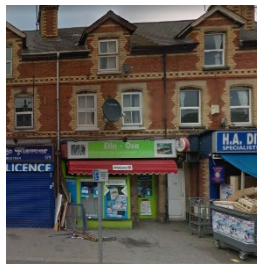
Site and Surroundings

The property is located on the Oxford Road, heading westwards away from the Reading Town Centre.

No 172 was until recently in office use, and previously as a combination of a money exchange office from approximately 2009 till 2011/2012 with some retail from 2012 till 2017, where it was vacant till about 2018.



2009
Images of property over the years



2012-2017



Jun 2018- 2019 present

The use has varied between A1 and A2 where the changes are allowed as part of the “Permitted Development” rules where such changes can be undertaken without the need for planning permission being sought.

Planning history shows that there was an attempt to introduce a Hairdressers facility in 1992, where the planning application was refused.

The most current use as a multi-services consultancy has ceased and the owners are looking to let the property where in the main a small restaurant occupier has shown interest for use as a restaurant A3 User class.

This application is looking therefore to seek the Prior Approval for the change of use from A1/A2 to A3 under the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class C.

Some internal alterations would be required as part of a fitout and to create kitchen areas, preparation areas, toilets and the restaurant area.

There are no extension works necessary, and the existing footprint is being utilised for the new proposed use.

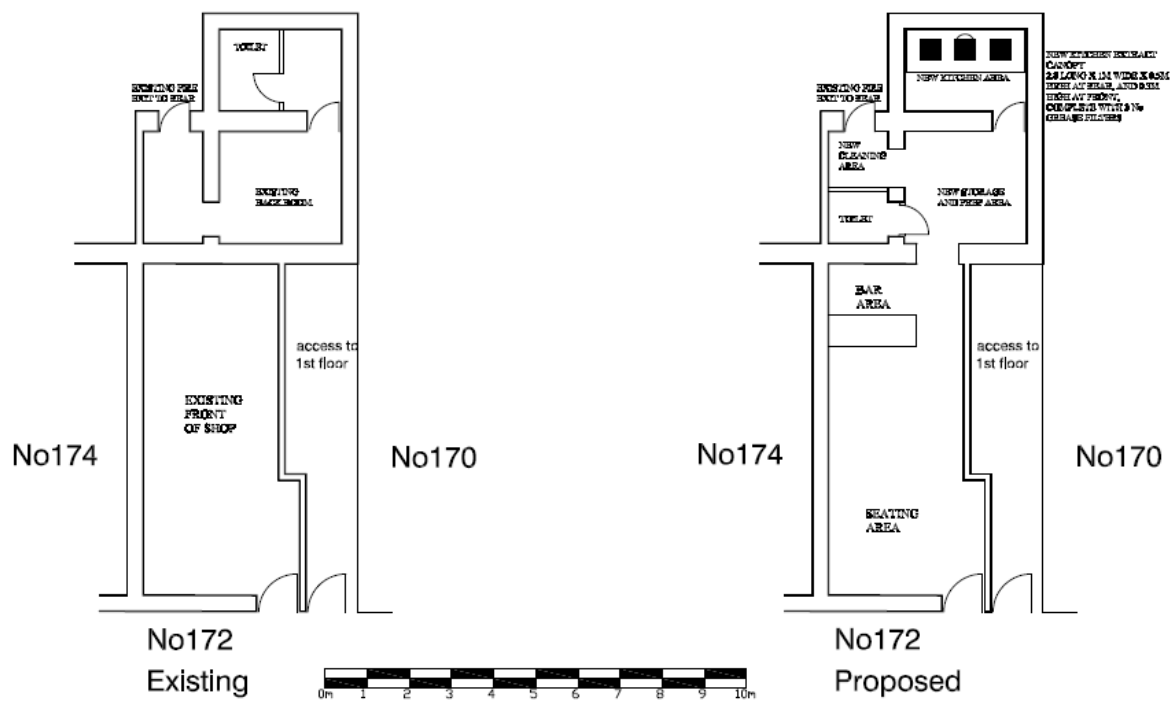
Floor area

Gross internal floor area:

No 172 : 48.5m²



Site plan

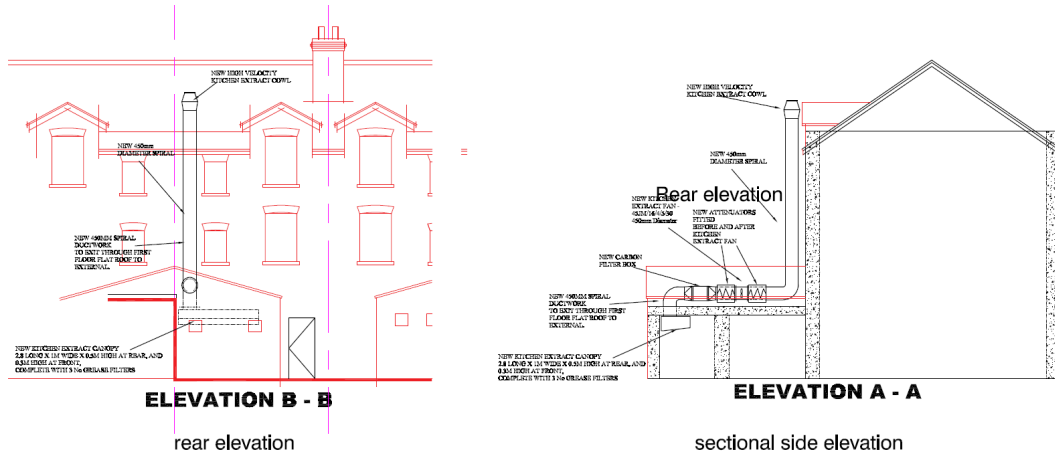


Floor Plans

Extraction, ventilation and odour controls

It is proposed that the existing rear section of the premises is allocated as preparation/cooking areas and include extraction and ventilation taken up to high level and away from residents windows at first floor.

The extraction system proposed is shown on the manufacturers scheme drawings that are attached as part of the application set of information.



Noise

The area has been surveyed and report attached that confirms the base levels prior to the changes being implements and then assessing the extraction and ventilation plant to be used to ensure that noise levels remain within acceptable limits.

The Environmental Noise and BS4142 Assessment report referenced 4533_ENA_1 has been prepared by Paragon Acoustic Consultants Ltd and is attached as part of the application set of information.

The report concludes that:

"A background noise survey has been undertaken to determine the noise climate likely to exist at noise sensitive properties at the rear of 172 Oxford Road, Reading, RG1 7PL, where the positioning of a mechanical kitchen extraction system is proposed.

Noise emissions of the kitchen extract system have been determined where possible and extrapolated to the receiver positions using standard acoustic calculation techniques. Based on the predicted kitchen extract fan noise levels at the receiver positions an assessment has been undertaken.

The assessment shows the proposed scheme does not meet with the noise requirements set out by the Local Authority and therefore outline noise mitigation measures have been advised.

Subsequent analysis of the system noise emissions based on the noise mitigation measures detailed in Section 7.0 show that the scheme will meet with the noise requirements set out by the Local Authority.

Following implementation and achievement of the noise mitigation recommended it is predicted that its noise emissions will meet the existing noise policy operated by Reading Borough Council. On this basis, reservations are not expected from the planning authority on the grounds of noise."

Noise silencers are to be included in the ducting system, with acoustic panels to form an enclosure of the ducting system as per the recommendations sections 7 and 7.6 of the report summary are to be included to ensure that any impact to neighbours is mitigated.

The applicants have committed to undertake further noise assessments to ensure that noise levels between the proposed use at ground floor does not impact the occupiers of the 1st floor which is in residential use. These would be subject to an approval being received for the proposed change of use, and Improvements to the ceilings and floors between the two units would be undertaken if required following results of these assessments.

Odour Control:

Additional details of the fittings to allow for odour control have been provided and are included as part of this new application.

An assessment to ascertain the impact to neighbours was undertaken by Phlorum Ltd to undertake a kitchen odour risk assessment (KORA)

The assessors were asked to assess on the basis of the “Worst case scenario” to cover all eventualities for different cuisine types that could operate at the premises.

With a risk score of 31, odour emissions from the restaurant were considered to present a High Impact odour risk, and mitigation measures were required to lower the risk and odour potential.

As recommended in the report, the inclusion of an Electrostatic Precipitation unit (ESP) system as odour abatement has been specified in addition to the previous proposals, which brings the level down to acceptable levels.

The report concludes:

“Following implementation of the High Level of odour control measures discussed herein, the risk of odour impact from this restaurant will be minimised and it would be considered compliant with the recommendations of the relevant guidance “

Waste storage

The existing arrangements that exist for the A1 use at No 172 can be utilised with commercial euro bins which do not have access to the rear but currently are located to the shop front.



Bins stored to the front of premises in each case

The storage and collection arrangements of waste are in place and would be continued with the new use being proposed.

The following good practices will be included to avoid food waste:

Strict control in purchasing to avoid over stocking

Good storage with temperature control and stock rotation to ensure longer lasting of perishable items

Good portion control and potentially offer customers to takeaway of unfinished plates.

Cook to order or donate unused food to charities

Composting in sealed containers of peelings

All food waste will be placed in sealed bags or containers before being placed in the external bins so that pests are deterred.

And commitment to regular collection and emptying of bins by commercial waste collection service with the frequency of collection increased should need arise.

Opening hours

It is expected that the premises would operate between the hours of 8.00am till 11.00pm which would allow the use as a café in the early hours.

Highway impacts

The proposed development consists of the change of use from A2 (Consultancy) and previous to that of A1 (retail) to A3 (restaurant).

The site is located on the Oxford Road, leading out of the Reading to the west of the town centre.

There is parking that is available on street with parking restrictions during the day time on Oxford Road, where a 30 minute stay is set. The limit is only applicable till 7.00pm after which the stay is unlimited currently.

There is additional parking with 2hour slots on the side streets, namely Argyle Street; Lorne Street, Prospect street and Western Elms Avenue to the south and Gower Street to the north of the property. These operate till 8.00pm after which the spaces become permit holder parking.

In accordance with the Councils Parking Standards and Design SPD the proposed development is expected to require a car parking provision of 10 plus car parking spaces. The existing uses already have some requirement that can be offset against that of the new use.



1-hour parking till 7.00pm unrestricted
afterwards same side as premises



30mins parking till 6.30pm unrestricted afterwards opposite side of premises



Aerial view of the site showing available on street spaces

Application site