

PLANNING STATEMENT

6 PARK LANE, TILEHURST, READING, RG31 5DL



Introduction

This Statement has been written in support of a planning application at 6 Park Lane concerning internal alterations and the relocation of the extractor system at the existing restaurant.

The application seeks planning permission for the following:

1. Relocation of existing kitchen to outbuilding and associated internal works.
2. Relocation of the existing extractor ventilation system.
3. Rerouting access into the residential flats above restaurant and making access for occupants safer and more secure.

Details of the Proposal

The layout of the existing restaurant will undergo reconfiguration as a result of the proposal. Precautionary measures undertaken due to COVID-19 have been incorporated into the proposal and thus the changes to the internal layout will include repositioning tables a distance of two metres away from each other. This will in turn not only be safer for visitors, but will also create a more spacious, open layout that makes for a more pleasing environment.

The existing kitchen in its current state is far too small to be utilised for its function effectively and efficiently. The cramped space is awkward and inconvenient and does not produce an ideal environment for staff members to operate within. The proposal rectifies this via enlarging the space whilst still meeting required space standards and therefore it introduces a more comfortable, appropriate workspace.

The proposal will naturally lead to a modest increase in covers, but this does not in any way constitute an increase in the number of visitors at the restaurant. In actuality, this increase in covers simply accommodates the existing number of customers who at present time must be turned away due to lack of internal space or must be forced to wait outside until indoor seating is available.

As the existing rear outbuilding is vacant, creating a connection between the outbuilding and the existing host building and relocating the kitchen and storage room into the outbuilding will bring that currently dead space back into use.

The proposed staff W/C and shower room as well as the proposed management office will improve working conditions for staff.

Relocation of Extractor System

In regards to the restaurant's extractor system, this application seeks only a change in its location. The existing plant and machinery will remain as they are.

Whilst an application such as this would ordinarily be accompanied by a Noise Impact Assessment, it has been deemed in this instance that a Noise Impact Assessment is not necessary when it is only a matter of relocating the extractor system. There will be no change at all in the noise generated by the extractor as the system will remain the same; this renders a Noise Impact Assessment redundant.

Furthermore, it should be noted that the relocation of the extractor system will be an improvement to the current situation at 6 Park Lane and the immediate vicinity as its relocation will mean it is positioned further away from the residential units it currently sits near. As a result of the proposal, the habitable rooms at first floor and second floor levels will experience significantly less noise impact.

Rerouting access to flats above

Currently, the occupants of the residential units above the restaurant must enter the residential units via a very crowded access route that sits between the rear of the restaurant and the outbuilding. Both the restaurant and the outbuilding have service doors that lead directly onto the route, in effect creating a very congested and unsafe route.

As the proposal will connect the existing rear outbuilding to the existing host building via a small extension, the existing access route will no longer be operational. In its stead, the proposal offers a far more secure and safer route for the occupants that will be completely separated from the existing service access utilised by the restaurant.

A portion of the existing outbuilding has been taken to create the proposed safe, dedicated, covered access route for the flat occupants.

Conclusion

Overall, the proposal evidently carries significant benefits and will contribute towards to a more productive operation of the existing restaurant. It will also improve living conditions for the occupants above the restaurant by providing them with a dedicated access route and it shows consideration for neighbouring amenity impact by relocating the extractor system to a position away from habitable rooms.