

PLANNING STATEMENT

171 CAVERSHAM ROAD, RG1 8BB

1. INTRODUCTION:

This Design and Access Statement sets out the proposal for 171 Caversham Road, Reading, RG1 8BB. The statement supports the accompanying planning application.

2. PROPOSAL:

The proposal is as under:

“Conversion of Ground Floor of 171 Caversham Road, Reading, RG1 8BB into A5-Take away with rear exhaust flue”.

The development would include internal alterations and astute space planning to minimize the disturbance of the existing envelope and major load bearing structure elements. This minimal disruption to the building would give the end user flexibility for potential future modification. The front façade will remain unaltered with minimal modification to the shop front appearance. With the proposed change of use, the vitality and viability of the District Centre would be maintained and enhanced.

3. SITE CONTEXT AND PROPOSAL:

- 3.1 The subject site is located in the Reading Borough Council and is part of Caversham District Centre. The property is located within a row of terraced buildings on the South-West Side of Caversham Road. Existing use of the site is Newsagents.
- 3.2 The application site is not located on Article 2(3) land; is not of special scientific interest; is not a listed building nor is in a safety hazard area.
- 3.3 The surrounding buildings are mixed use including retail, leisure, residential and commercial. The District Centre is accessible by a choice of means of transport. Three hotels are located opposite the application site and two more are located at a few minutes' walk from the application site. Some 89 meters away is a large office complex of Peter Brett Associates, a leading consultancy of engineers, planners, scientists, and economists. Less than a mile away is the large light industrial area with potentially a large number of workers and visitors. Rivermead Leisure Complex & Gym and Revive Health Club & Spa and Pure Gym Reading are a few health clubs within walking distance of the application site.

3.4 The aforementioned establishments and the patrons visiting these are potential customers for the proposed A5-Take away which intends to provide healthy eating options. We can safely assume that by providing a healthy option of a takeout, the local residents would also benefit. The parade also offers free parking on Caversham Road and no disturbance would be caused to the residents of the area.

3.5 Due to mix nature of the immediate area, the addition of a new A5-takeaway would provide vitality, viability and regeneration benefits and the proposal would be consistent with those objectives. Having considered the existing character of the area it is our understanding that the local residents would not be harmed from late night disturbance.

3.6 The details of the site history are as under

Date	Source Scale	On Site	Off Site
1870	2500	The application site is farm land.	The application site is surrounded by farm land of the similar type. A timber yard and Saw Mill is visible across the road along with a Barge Building Shed. The area is close to River Thames. Cavershambridge Wharf is also visible on the map. Just before the Caversham Bridge over River Thames is Waterman's Cottage. West of Caversham Road and Newport road is farm land.
1880	2500	No visible change	No visible change
1890	2500	Rows of terrace are built including application site.	The Timber yard and Saw Mill is part replaced by terraced properties facing Caversham Road and plots of land accessible from the road but without any building structures. The Cavershambridge Wharf is no longer visible. The Waterman Cottage is replaced by Caversham Hotel (this

			became Crowne Plaza Reading Hotel in contemporary OS Maps)
1910	2500	No visible change	The surrounding area of the application site is fully established with terraced properties. A timber yard and saw mill is visible by the junction of Caversham Road and Vastern Road. Another timber yard is now located by the Towing Path next to the river.
1930	2500	No visible change	No visible change
Post 1940	2500	No visible change	The west of the application site; past Newport Road is established light industrial area. The timber yard with saw mill is replaced by large building which became an retail park.

4. SITE PLANNING HISTORY

Planning Application Number:	020716
Description:	One double sided freestanding advertising display unit
Decision Type:	Application Refused

Planning Application Number:	010266
Description:	1 x double sided illuminated free standing advertising display unit incorporating 'Pathfinder'. (Re-submission)
Decision Type:	Application Refused

Planning Application Number:	990537
Description:	Free standing double sided internally

Decision Type:

illuminated advertising panel (retrospective).

Application Refused

5. **CONSIDERATIONS IN PROPOSAL**

The proposal at Caversham Road should be evaluated under the following policy perimeters of Reading Borough Local Plan

Policy CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- . Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- . Specific policies in that Framework indicate that development should be restricted.***

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other

natural resources appropriately, efficiently and with care and take account of the effects of climate change.

To meet these requirements:

. All new minor non-residential developments are required to meet the most up-to-date BREEAM 'Very Good' standard as a minimum;

. All non-residential development should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective

CC3: ADAPTATION TO CLIMATE CHANGE

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

. Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, heating and ventilation of the

. All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and consider mitigation and resilience measures for any increases in river flooding levels as a result of climate change.

. Applications for change of use of existing buildings should also incorporate measures to adapt to climate change through for example, being flood repairable, i.e. when refurbishing a building, constructing internal parts in such a way that although flood water enters a building, elements that are damaged by flood water are capable of being easily repaired or replaced; raising the level of sockets above expected flood levels; inclusion of pump and sump systems below floorboards to remove water faster than it can enter the house from below ground level.

6. HOURS OF OPENING

- 6.1 The hours of opening for proposed restaurant would be 1000-2300 Monday to Friday, 1000-0100 Saturday and 1000-2300 Sunday, Christmas Eve, Bank Holidays and New Year's Eve.
- 6.2 There are number of existing late-night opening restaurant and takeaway establishments in the immediate area and they form part of the late-night character of the area.

7. FLUE

The proposal includes new extract flue to deal with odour and smoke. The extraction flue to be fitted with anti-vibration brackets and make use of the latest technology to overcome noise. The new flue would be attached to the rear out-rigger. The neighbouring area is primarily commercial in nature on ground floor level; therefore, the effect on the visual amenity would not be a concern.

8. PARKING AND ACCESS

- 8.1 The front of the application site is accessible via Caversham Road.
- 8.2 Whilst the proposed development would lead to intensification in the use of the site, it is the opinion of the applicant that the creation of a new takeaway would not have a significant impact on the character and appearance of the area.
- 8.3 The surrounding area to the application site is accessible via Public Bus Network and connects to the other residential areas
- 8.4 The target customers include the local residents, the guests staying at nearby hotels, gym users and workers of Light Industrial Area. The patrons arriving by car can park on Caversham Road.

9. ENVIRONMENT SETTING

- 9.1 The site is located in a Flood Zone 2, an area with medium probability of flooding.
- 9.2 There is no active or inactive registered landfill sites listed within 250m of the site.
- 9.3 No other relevant trade directory information is available for the site. These include electrical and/or car servicing/repairs.

10. CONCLUSION:

- 10.1 Due to the current use of the neighbouring properties as primarily commercial, it would be acceptable to consider that the proposal would abide by Borough Policies. The neighbouring amenity would not be effected, convenient parking would be available for the visitors, access would be ensured for all including wheel chair users and provision of storage and collection of refuse and litter would be ensured.
- 10.2 The proposal would be acceptable as the principle development is within commercial area and at the ground floor level.
- 10.3 The proposal is not within a dwelling house or residential flat.
- 10.4 If the Council wishes to impose any conditions, these can be addressed as the application proceeds.
- 10.5 The application site is located on a main road and meets all the above criteria.
- 10.6 It is our humble request for the Borough Council to grant permission.