

Design and Access Statement

Tilehurst Police Box, Corwen Road, Reading, RG31 5AS

Pro Planning Solutions
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Site: Tilehurst Police Box, Corwen Road, Reading, RG31 5AS

Introduction: This design and access statement is to be read in conjunction with the design drawings and the detailed planning application of Police Box, Corwen Road.

Site Location

The site is located to the west of Reading city centre on Corwen Road and neighbours Tilehurst Library, a clinic and Park Lane Primary School to the north-east. The surrounding area is predominately a residential. The proposed site consists of a flat roof single storey building of rectangular shape, it was previously used as a police box by Thames Valley Police, it is currently vacant.

Proposal of the Development

The proposal is to change the use of the building (sui generis) to an A1 use, there would be minor external works to the building modifying the fenestration.

Principle

The site is not allocated under any specific policy in the local plan and therefore is not restricted in terms of use, therefore the A1 use is acceptable. However, this is subject to other considerations such as design, amenity and transport issues which will be discussed in more detail below.

Given the site is currently vacant and offers little to the community or local economy the applicant is proposing to bring the building back into use as an A1 shop. This would provide services to the local community and contribute to the economy bringing the vacant building back into use.

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Significant weight should be placed on the need to support economic growth through the planning system. The NPPF and Core Strategy has a commitment to promoting economic growth which this application is seeking to achieve.

We feel the site is in a good location for an A1 use having minimal impact on neighbouring amenities and in a good location in terms of transport connections.

Design

In terms of design there will be very minor changes to the building, these includes changes to the front fenestration appropriate to the A1 use and insertion of a window on the side elevation. A bin storage is proposed to front of the building which has been carefully designed to not be prominent.

Amenity

There are no residential properties in the nearby vicinity that would be affected by the proposal. Neighbouring the site is a clinic and library, the proposed A1 use would not adversely impact these neighbours. Therefore, there are no reasonable grounds to object to the application on these grounds.

Transport

Due to the small-scale nature of the development it would not generate any significant traffic, furthermore the shop will aim to serve the local community and it is anticipated that the majority of the customers will be from the nearby vicinity. Furthermore, the site is well served by public transport with bus stops nearby. There are also no modifications to access proposed.

Conclusion

Overall it can be said the proposed development would bring back the unused building into good use and would contribute to the local economy and provide a service for the community. It is also in a location that would not impact the amenity of neighbours and an accessible location. The minimal alterations to the fenestration also would not have an adverse impact in terms of character.