

The Courtyard, Edinburgh Road, Reading Berkshire RG30 2UA

Planning Statement

Site 52, Norcot Road, Reading

Project Ref. 8848-19

Date – 12-04-19



Proposed Ground Floor Plan 1:100

1.0.0 Purpose of Application

The purpose of this application is to change the use of the ground floor from Beauty Salon into 2no flats (1no 1 bed & 1 no 2bed) with private rear gardens & 1no parking space each & the third for the existing first floor flat.

1.0.1 History

In 2013 the ground floor retail unit A1 was granted consent to a Beauty Salon Ref. 130426/FUL. The same applicant has run the business since then but has now found that due to the number of beauty outlets within Reading, business is showing a downturn. There are plenty of retail outlets in the vicinity of Tilehurst centre. The property is not in a primary shopping frontage as defined in Policy CS26 & DM13, therefore the change of use should be acceptable in principle.

1.1.0 The site & its surroundings

The site is located in a mainly residential area on Norcot Hill, there is an accountant's to the left. There is a mix of semi detached & terraced houses close by all situated close to the highway. Parking on the frontages is common in the street.

Tilehurst village is close by within easy walking distance to all local amenities.

1.2.0 The Proposal

The proposals are to convert the ground floor to 1no 1 bed flat & 1no 2 bed flat as shown on the application drawings including the removal of the shop front & installation of windows & doors in keeping with the character of the building.

Part of the rear addition is to be demolished & some minor external alterations undertaken to provide access to the private rear gardens.

1.3.0 The Design

The design allows the building to retain its character & is not out of keeping with the surrounding area.

1.4.0 The layout

The layout has been carefully considered placing the living areas at the front of the building over looking the Norcot Road with the bedrooms positioned at the rear in a quiet location.

1.5.0 The scale

The proposal does not affect the scale of the building.

1.6.0 Landscaping

There is little scope for planting on the frontage unless the parking is agreed to be reduced.

1.7.0 Appearance

The alterations to the front elevation are balanced & new materials will match the existing.

1.8.0 Refuse Storage

Refuse storage is located on the frontage surrounded by a fence.

1.9.0 Parking & Cycling

Two parking spaces have been provided on the frontage to allow for some soft landscaping, bins & cycle stores.

The site is located on bus route no 17 & close to amenities & a public car park & therefore we believe reduced parking on site is justified in this instance.

The area is characterised by frontage parking, so this is not out of character.

1.9.1 Amenity

Adequate private amenity is provided to both flats at the rear.

2.0.0 Flooding

The site is in Flood Zone 1

3.0.0 Contributions

As this is a conversion with under 11 units no affordable contributions are applicable.

4.0.0 CIL

CIL Form Enclosed

5.0.0 Conclusions

The Proposal makes a small contribution towards an affordable market housing with very little loss of employment.

We believe that the proposal complies with Reading Borough Council's conversion policies.

