

PLANNING, DESIGN AND ACCESS STATEMENT

Change of use to flexible B1, B2 and B8

25 Boulton Road Reading RG2 0NH

On Behalf of: M David Heatherington

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1. Introduction

- 1.1 This statement is produced to support a planning application for the change of use from a Sui Generis car rentals use, to a flexible B1, B2 and B8. The proposal also seeks retrospective permission for roller shutters and a car port installed in excess of four years ago.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
- 1:1250 Location Plan;
 - 1:200 Block, Roof and Parking Plan;
 - 1:100 Floor Plans;
 - 1:100 Elevation Plans.
- 1.4 The relevant application fee has already been submitted by the applicant separately.

2. Site Location and Description

- 2.1 The application site forms part of a larger industrial area to the South of Reading, east of Basingstoke Road. The site is surrounded by commercial and retail premises. And has a number of off street parking spaces.
- 2.2 The previous occupiers (Hertz) converted the use of the premises to a sui generis vehicle rental premises, and use the site for the storage and maintenance of vehicles for rental, offices associated with that use, as well

as operating a retail front for visiting members of the public taking out vehicle rentals.

- 2.3 The premises consists of a semi-detached commercial building with a mix of offices, warehouse and workshop space, as well as an open fronted car port on the north east side of the site. Roller shutter doors have been installed
- 2.4 The roller shutter doors and the car port were erected by the previous occupiers. These can be clearly shown on Google Streetview in the May 2012 images shown in figure 1 below:

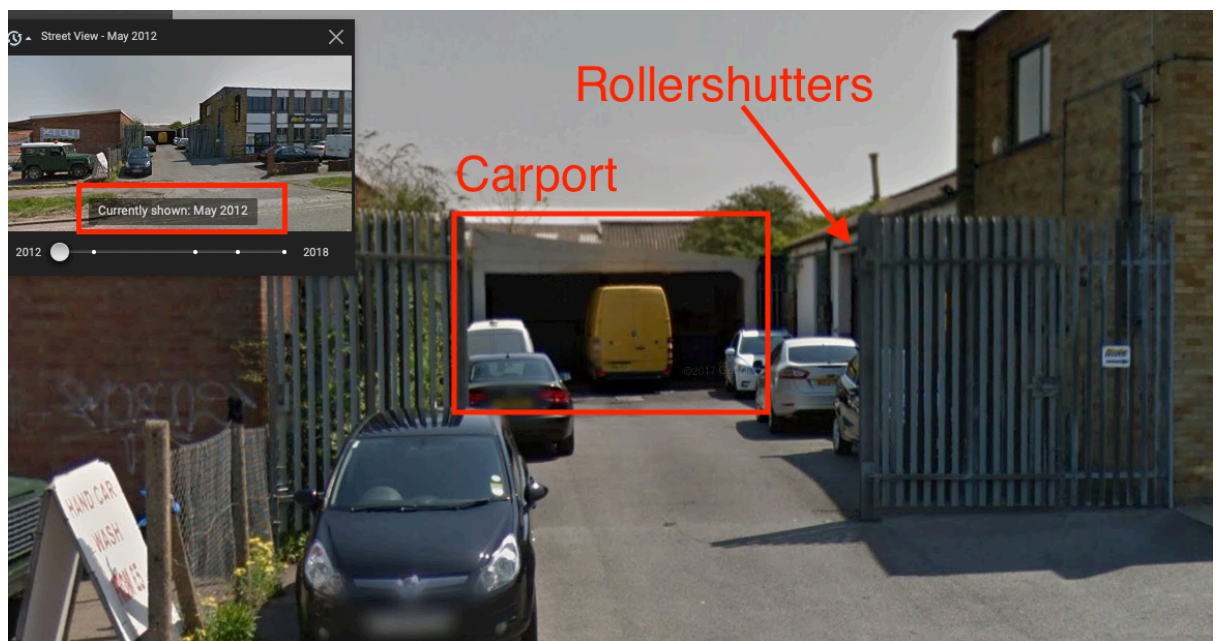


Figure 1 © Google 2019

- 2.5 The carport and roller shutters are technically immune from enforcement action under Section 171(2) of the Town and Country Planning Act 1990 (as amended).

3. Planning History

950050	Erection of car wash, provision of 2.4 metre high fencing at site boundary and alterations to appearance of existing building	Approved 11/08/1995
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950350	One non illuminated fascia and one illuminated projecting sign	Approved 17/07/1995
950869	Change of use to vehicle hire location with ancillary offices, vehicle storage, washing and valetting facilities	Approved 10/05/1995
920434	Renewal of outline planning permission (no 89/0727/OA) for erection of building for Class B1 use, under the Use Classes Order 1987, with related car parking and landscaping	Approved (subject to legal agreement) 30/11/1993
900895	Use of building permitted under application 89/0727/OA for all or any purpose under class B1 of the use classes order 1987 (ie without compliance with condition 4 of permission dated 13/10/89)	Approved 19/07/1990
820213	Erection of building for all or any purposes under Class B1 use, under the use classes order 1987, with related car parking and landscaping.	Approved 13/10/1989

4. Policy Assessment

National Guidance

- 4.1 The National Planning Policy Framework (NPPF) is relevant to the consideration of the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.
- 4.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "*Decision-makers at every level should seek to approve applications for sustainable development where possible*". Paragraph 8 of the NPPF comments that planning should "make effective use of land" and ensure that "*a sufficient number and range of homes can be provided to meet the needs of present and future generations*".

Principle of Development

4.3 The application site forms part of the North of Basingstoke Road Core Employment Area (SA12e) as allocated by Local Plan Policy SA12. The aim of the policy is to define the boundaries of Core Employment Area to allow for the application of Core Strategy Policies; CS10, CS11 and CS12. The proposal is considered to comply with Core Strategy Policies; CS10, CS11 and CS12 in that the proposal;

- i) seeks to operate storage and distribution activity within the North of Basingstoke Road Core Employment Area, in line with policy CS10; and,
- ii) proposes a wider variety of business uses within the application site, in line with policy CS11; and,
- iii) does not result in a loss of Core Employment Area land as required by policy CS12.

4.4 The proposal seeks to ensure a wide variety of business can continue to operate from the premises, as the sui generis use limits the potential uses for the site. The parking impact of a B1, B2 or B8 use is likely to have a similar or lesser impact upon parking and traffic movements than the currently lawful use of sui generis car rental. The proposal therefore could provide an improvement to highway safety over the current situation.

4.5 The site is within a defined employment area, and the employment uses proposed are unlikely to have any additional detrimental effect on the neighbouring industrial units when compared to the existing lawful use.

5. Conclusion

5.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.

5.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would

secure the continued employment use of the site within a designated employment area.

- 5.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.