

Support Statement

Prior Approval for the change of use of 2No existing A1 units to A3 use

At 140 & 142 Wokingham Road, READING BERKSHIRE RG6 1JL

July 2019

Prepared by RAMMURTI DESIGN LTD

Site and Surroundings

The site is located along Wokingham Road to the South East of Palmer Park and within a parade of shops that lie between the junctions of Palmer Park avenue and Grange Avenue.

No 140 was until recently a jewellery shop, and has been vacant for the last 12 months.

No 142 has been used as a “Sandwich bar” retail unit that comes under the A1 user class, The ground floor of this unit currently comprises a main retail area at the shop frontage, with food preparation in the middle with staff facilities and a storage area to the rear. There is a cold store located to the rear of the building accessed from within the storage area.

No 142 was the subject of a change of use application to a hot food takeaway user class A5, which however has not been implemented to date.

The properties are set over two stories as a terraced run of commercial units at ground floor and in the main residential flats at the upper floors.

The applicant is owner of both units and has been approached by a restaurateur who is looking to take the leases of the shops for use as a restaurant A3 User class.

This application is looking to seek the Prior Approval for the change of use from A1 to A3 under the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class C.

The two units would be combined with a door access being formed between the dividing walls with minor structural alterations at ground floor that could be infilled in the future should this ever be necessary.

Floor areas

Gross internal floor areas are as follows:

No 140 : 50.5m²

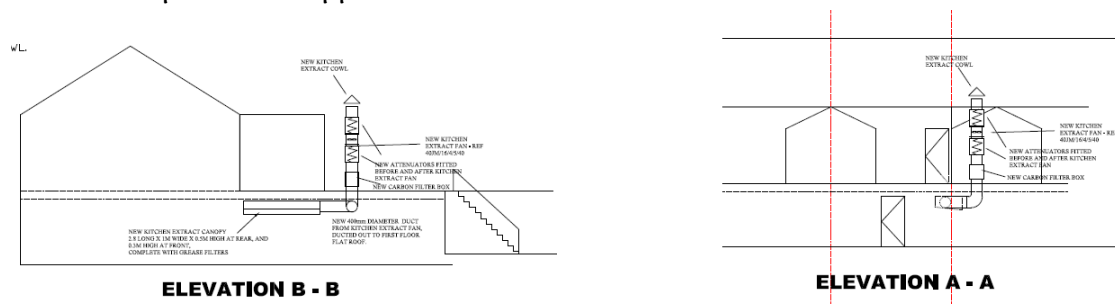
No 142 : 67.2m²

Combined floor area = 117.7m²

Extraction, ventilation and odour controls

It is proposed that the existing preparation areas at No 142 would house the kitchen area to cook meals, and include extraction and ventilation taken up to high level and away from residents windows at first floor.

The extraction system proposed is shown on the manufacturers scheme drawings that are attached as part of the application set of information.



Noise

The area has been surveyed and report attached that confirms the base levels prior to the changes being implemented and then assessing the extraction and ventilation plant to be used to ensure that noise levels remain within acceptable limits.

The Environmental Noise and BS4142 Assessment report has been prepared by Paragon Acoustic Consultants Ltd and is attached as part of the application set of information.

The report concludes that:

“A background noise survey has been undertaken to determine the noise climate likely to exist at noise sensitive properties at the rear of 142 Wokingham Road, Reading, RG6 1JL, where the positioning of a mechanical kitchen extraction system is proposed. Noise emissions of the kitchen extract system have been determined where possible and extrapolated to the receiver positions using standard acoustic calculation techniques. Based on the predicted kitchen extract fan noise levels at the receiver positions an assessment has been undertaken based on the methodology given in British Standard BS4142:2014. The BS4142 assessment shows the proposed scheme does not meet with the noise requirements set out by the Local Authority and therefore outline noise mitigation measures have been advised. Subsequent analysis of the system noise emissions based on the noise mitigation measures detailed in Section 7.0 show that the scheme will meet with the noise requirements set out by the Local Authority”

Noise silencers are to be included in the ducting system, with acoustic panels to form an enclosure of the ducting system as per the recommendations sections 7 and 7.6 of the report summary are to be included to ensure that any impact to neighbours is mitigated.

Waste storage

The existing arrangements that exist for the A1 use at No 142 for food waste etc and other waste storage at No 140 can be utilised with commercial euro bins located to the rear of the two premises.

The storage and collection arrangements of waste are in place and would be continued with the new use being proposed.



Opening hours

It is expected that the premises would operate between the hours of 8.00am till 11.00pm which would allow the use as a café in the early hours.

Highway impacts

The proposed development consists of the change of use from A1 (retail) to A3 (restaurant).

The site is located on the A329 Wokingham Road near the junction with Crescent Road in an area where there are a high proportion of shops and hot food takeaways which have customers that look to make quick short term stops to use the shops in the area.

The site will not have off street car parking for its customers, but has facilities for staff to the rear of the premises offering up to 3No spaces over the two shop units.

There is street car parking bays located along Wokingham Road which provide 30 minute parking between 8am and 6.30pm with no restriction at other times.

In accordance with the Councils Parking Standards and Design SPD the proposed development is expected to require a car parking provision of 10 plus car parking spaces. The existing uses already have some requirement that can be offset against that of the new use.

The site does benefit by being in close proximity to the public car park that is located at Palmer Park Stadium that is located within a short walk from the application site,

The car park has capacity that can be made use of outside the parking limitations on the adjoining streets, i.e. after 8.00pm when the restaurant would be at its peak and therefore can cater for any car parking associated with the development.

Cycle parking can be made available for both staff and customers to the rear of the building as shown on the submitted drawings.



Application site

Aerial view of the site



Commerical premises on same side of application premises (9No units including pub)

Subway A1; Lazeez A3; Chicken Base A5, Pasties A1(application site); KM Jewellers A1; Earley Barbers A1; Milano Pizza A5, Miah's Restaurant A3 and The Palmer Tavern A4