

NON MATERIAL AMENDMENT FOR ALTERNATIVE OPENING HOURS

STATEMENT

70 WHITLEY STREET, READING



1. PROPOSAL

- 1.1 This statement has been produced to support a Non Material Amendment application for a change of the hours of operation of 70 Whitley Street, Reading (“the Property”).
- 1.2 Planning approval has been obtained for the Change of Use of the Property from Use Class A4 to Use Class A1 via application number 181351 on 28th September 2018 (“the Planning Approval”).
- 1.3 This document sets out to explain the rationale behind the proposed new hours of operation.
- 1.4 The applicant has entered into an Agreement for Lease with Greggs Plc, however, a requirement of the Agreement for Lease is that the local authority approve the proposed operation hours, those being:
- Monday – Saturday: 6am – 8pm
- Sundays & bank holidays: 7am – 5pm
- 1.5 The existing approved hours for the Property are:
- Monday – Saturday: 7am – 8pm
- Sundays & bank holidays: 8am – 8pm
- 1.6 The change reflects a net increase of 4 hours per week.
- 1.7 The Property has been marketed over the last 2 years and the Building has been vacant since March 2012. Approval of this application will enable the Applicant bring it back into use, as whilst vacant the Property has high potential for unsociable issues – e.g. vandalism and squatters.

2. PROPERTY LOCATION AND CONTEXT

- 2.1 The Property is located within a District and Community Centre, directly opposite a busy parade of shops which includes Dalchini Indian Cuisine, Pizza Presto, Tesco Express (open from 6am, 7 days per week), Relax Me Hair & Beauty Salon and Mr. Cod. Adjacent to the Property is residential accommodation to the South and a public car park and bus stop to the North.

- 2.1 The customer entrance to the Property is located on the Northern elevation with the busy highway on the Eastern side, car park in front and the entrance doors are not located near to any residential accommodation.

3. PLANNING POLICIES

- 3.1 Hours of operation are conditioned within the Planning Approval in order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy DM4 and Policy CS34.
- 3.2 Policy DM4 is to ensure that the development will not cause a significant detrimental impact to the living environment of existing or new residential properties. It is considered that this amendment will not cause this for the following reasons:
- 3.2.1 There are no privacy or overlooking issues noting in particular that the access to the Property for customers is at ground level and not in close proximity to any residential accommodation.
- 3.2.2 Noting the position of the Property next to a busy arterial road and opposite a busy parade of shops, of which Tesco is open from 6am, it is not considered that there will be any unreasonable noise and disturbance in the area from customers visiting the Property to purchase hot drinks and food.
- 3.3 Policy CS34 is to ensure that there will be no development permitted where it would be damaging to the environment through air, land, noise or light pollution. As this is a non-material amendment for a net change in the hours of operation of 4 hours, it is not considered this would be relevant.