



80 Oxford Rd, Reading, RG1 7LJ

Proposed single storey rear extension, erection of pergola and the change of use of rear garden of A3 unit to a shisha bar (Sui Generis).

Planning Statement

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1. Proposal

The proposed development includes a changes of use of the rear area to Shisha Bar. It is considered that the proposal is in accordance with Reading Borough Council's Local Plan and the NPPF (July 2018) chapters:

6. Building a strong, competitive economy

7. Ensuring the vitality of town centres.

DEVELOPMENT IN THE WEST SIDE MAJOR OPPORTUNITY AREA

Because of the type of change of use and location next to a footpath, it is considered that the proposal would meet requirements of Policy RC2, which states that *"Development in the West Side Major Opportunity Area will:*

- i) *Contribute towards providing a mix of uses including residential;*
- ii) *Help facilitate greater pedestrian and cycle permeability, in particular on key movement corridors and east-west links through the area and between development areas and the station, including improved crossings of the IDR."*

The proposed development would comprise a positive contribution into a vibrant community and would comply with Policy RC2c, CHATHAM PLACE, which emphasises that *"a mixed-use extension to the centre will be provided, including a new residential community, commercial offices, and retail, leisure and restaurants on the ground floor..."*

READING CENTRAL AREA

The proposed change of use would stand in accordance with Policy RC7 LEISURE, CULTURE AND TOURISM IN THE CENTRE, which states that *"Innovative solutions to leisure provision will be encouraged, particularly those that make best use of available (often limited) site area"* and that *"The Reading Central Area will be the prime focus for major leisure, cultural and non-regionally significant tourism development. These uses should be concentrated within the Central Core, as defined on the Proposals Map. Leisure, cultural and tourism uses that would attract a wide range of people into the centre will be encouraged."*



2. External lighting

The submitted floorplans indicate that above every table there will be a hanging lamp, attached from the pergola. This is presented on the below picture and specs list.

Specifications

Light Information

Type	Pendant Light
Style	Modern Contemporary
Features	Designers
Suggested Space Fit	Study Room / Office , Dining Room , Kitchen , Bedroom , Living Room
Suggested Room Size	10-15m²
Finish	Painted Finishes
Light Direction	Downlight
Power (W)	Max 60W *3
Popular Country	United Kingdom
Suitable Rooms	Dining Room
Design	Cluster

Specification1

Bulb Type	LED , Halogen , Incandescent
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Dimensions

Fixture Height (cm)	19CM
Fixture Width (cm)	17CM
Chain/Cord Length (cm)	120CM
Chain/Cord Adjustable or Not	Chain / Cord Adjustable

Bulb Information

Number of Bulb	3-Light ★
Light Source Included or Not	Bulb Not Included
Wattage per Bulb (W)	Max 60W
Bulb Base	E26 / E27 ★

Material

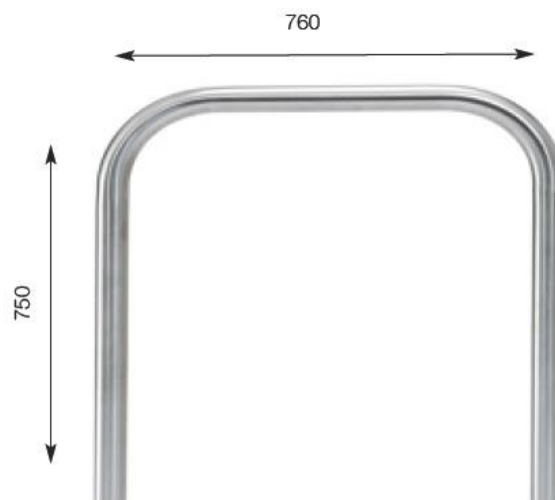
Fixture Material	Metal
Shade Material	Metal





3. Bike storage

The submitted floorplans drawing presents location of the bike storage, sufficient for storage of 4x bikes. Below is a manufacturer's photograph of a product with dimensions - it is proposed to use 2x racks in the bike storage area.



4. Bin storage

The submitted floorplans drawing presents location of the bin storage area – 2000mm x 1500mm, which would be sufficient for storage of a large wheelie bin – around 700 litres. Bin storage would be screened from the Shisha Bar area by additional plants and close-boarded fencing.



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