

PLANNING STATEMENT

4 – 6 School Road, Reading, RG31 5AL

1.0 Proposal

1.1 This application is for a change of use of 4-6 School Road from Use Class B1 use to D1 place of worship.

1.2 In applying for the change of use the applicant aims to : -

- Have a permanent permit to the D1 place of worship;
- Develop training and employment opportunities ; and

- Retain and maintain the internal and external structures of the premises, and the character of the surroundings.

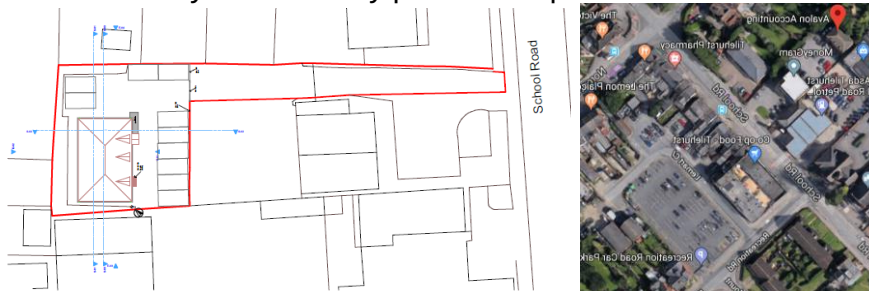
1.4 The applicant therefore embraces and respects fully planning policy CS11 of the Core Strategy, as well as all relevant planning policies and Guidance. This application for a planning permission is being made on this stated basis.

1.5 The Main hours of worship / activity times & congregation will be as follows:

- Weekdays: 19:30-22:30. (50 people average).
- Friday 12-2pm (15 people average).
- Saturday 09:00-22:00 (50 people average)
- Sunday 11:00-15:00 (50 People average).

1.6 Employment – It is expected that 3 admin staff will be employed.

1.7 10 Car parking spaces are provided for on site, additionally it is suggested the public council parking less than 5 minutes away from the site be utilised as it provides 96 spaces. It is also on a main bus route from Reading and so easily accessed by public transport.



1.8 There are no regular deliveries expected or necessary, but any deliveries made would be made outside of worshipping hours, where access to the site is easy and the parking spaces empty.

2.0 Planning History

Not Relevant

3.0 Site Location

3.1 4-6 School Road, Reading, RG31 5AL, is situated outside of a core employment zone.

4.0 Justification

4.1 The property is situated outside of any Core Employment Areas. Zainabiya Welfare Foundation in submitting this application for a permanent planning permit for a change of use is cognizant of the limitations in regard to the

location of the premises. The applicant is apprised of the relevant Planning Policies and Guidance of the Council, which it intends to comply with.

4.2 The proposed change is for creation of new community facilities, which in the case of this application by Zainabiya Welfare Foundation, is a desperate and exceptional need by the local community who have moved out of their old place of worship.

4.3 The applicant has sought to deal with the genuine concerns and issues concerning the religious use of 4-6 School Road.

4.4 As has been indicated, the use of the ground floor of the premises includes education and training for employment purposes, on the applicant's initiative and at own expenses. It is deemed not necessary for the brevity's sake, to set out the detailed plans and estimations in this document.

4.5 The applicant understands that the proposal is to be determined in accordance with the Core Strategy Policies – CS11 - following relevant planning policies and guidance.

4.6 The applicant wishes to bring to the attention of the decision maker the following material considerations: -

- Limitation in time of the required consent: this fact mitigates the issue of 'loss' of available employment land and floor space;
- Imperative requirement for a community facility by the Zainabiya Welfare Foundation. The applicant has prior this application been a tenant of unit 3 Attenborough. However, their application for a retrospective approval at previous site was rejected. The Borough Council must be aware of the compelling circumstances of the applicant's existence in the Borough, and the contributions it has made and continues to make.
- The previous application was rejected due to loss of office space in a defined Core Employment area and insufficient parking provision

and standards of parking. This application site is not located within a Core Employment Area, and benefits from greater on site parking as well as a large public parking space nearby.

- Zainabiya Welfare Foundation is the only organization that represents the Shia sect of the Muslim community in the Reading Borough and surroundings.
- Training and Employment Needs: these are well catered for in the change of use application.
- Structural and Environmental Integrity: This is maintained and will continue to be maintained.
- The presence and activities of Zainabiya Welfare Foundation have been well accommodated in the neighbourhood.
- Character of the applicant. The membership of Zainabiya Welfare Foundation is close-knit. It is not challenging to maintain necessary discipline amongst members and ensure compliance with any rules, regulations or applicable standards. Hence, there have been no complaints by any neighbours previously.

5.0 Submitted Plans

PL-01 Location Plan

PL-02 Block Plan

PL-03 Proposed Site Plan

PL-04 Existing Floor Plans

PL-05 Existing Elevations

PL-06 Proposed Floor Plans

PL-07 Proposed Elevations