

## **Planning, Design & Access Statement**

**Full planning permission sought for the Change of Use of ground floor of from Class A1 Shop to Class A5 Hot Food Takeaway**

142 Wokingham Road, READING BERKSHIRE RG6 1JL

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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.

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

The property is currently in use as a “Sandwich bar” retail unit that comes under the A1 user class, with a mixer of uses adjacent to and in its proximity.

The ground floor 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.

The shop serves a mixer of sandwiches made to order and some that are pre-prepared, together with hot and cold pies, desert snacks and hot and cold drinks.

The current use is a close relation to that of a hot food takeaway with a very similar albeit not quite the same preparation of food retaining the use to that of an “A1” user class.

The current use was brought into existence following the change of use application from an A2 to an A1 in 2009 approved under application reference 09/01546/FUL.

Access to the first-floor units is from the rear, and this again was found to be acceptable when the use from A2 to A1 was approved.

The site is located within the Wokingham Road Major Local Centre.

The surrounding area comprises a mixture of residential and commercial uses, with mainly commercial use in the parade where the application premises are located.

### **Legal and Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

1. National Planning Policy Framework  
Part 4 Promoting sustainable transport
2. Reading Borough Local Development Framework Core Strategy (2008)  
CS24 (Car/Cycle Parking)  
CS26 (Network and Hierarchy of Centres)  
CS27 (Maintaining the Retail Character of Centres)
3. Sites and Detailed Policies Document (2012) altered Jan 2015

SD1 (Presumption in Favour of Sustainable Development)  
DM4 (Safeguarding Amenity)  
DM12 (Access, Traffic and Highway Related Matters)

4. SPG/SPD

Parking Standards and Design (Supplementary Planning Document).

### Planning History

Planning applications have been submitted to the council over several years as follows:

- 09/0996. Change of use from A2 (Office/Storage) to A1 (Sandwich Bar), new shopfront, single storey rear extension, new access to flat above including external staircase and guarding.- **Granted**
- 91/0541/ADV- Internally Illuminated. **Refused.**
- 88/TP/33. Change of use from retail to class A2 – **Granted**
- 80/TP/1016. Change of use and alterations to 2 residential rooms to enlarge shop premises with ancillary office at rear, alterations on first floor to provide one self contained unit - **Granted**

### Planning Assessment

Full planning permission sought for the Change of Use of ground floor from Class A1 Sandwich Shop to Class A5 Hot food takeaway.

The proposed use when compared with that of the existing is very close other than there being hot food offered for sale as a main outlet from the premises should the change of use be allowed.

A separate application would be required for advertising and or illumination which can be addressed by conditions and once the change of use is implemented following an approval of the proposal.



Aerial view of the application site vicinity

The core strategies CS26 and CS27 are not compromised as follows:

There is an excess of 50% A1 use in existence even when only calculating against the immediate neighbouring uses.



Commercial 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

There are 4 A1 use premises including the application site out of the 9 units on the same side of the road to the application premises.



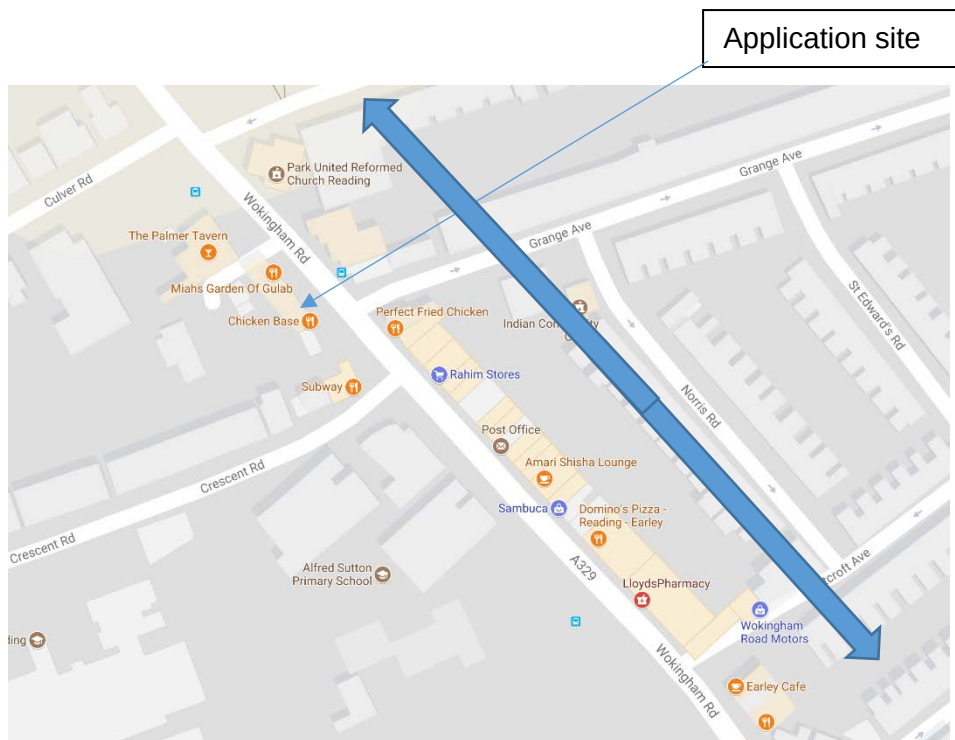
Shop units opposite the application premises (5No units)

Topiary hairdressers A1; Tatto parlour "Suis Generis"; Glass Reading A1; Barnardos Charity shop A1 & Space Estate Agents A2

3 out of 5 are A1 use, totalling 7No, albeit a number of A1 uses come into play alongside heading south east out of the Reading area along Wokingham Road.

Therefore, there are currently 7No A1 use premises, 1No A2; 2No A3; 1No A4; 1No Suis Generis and 2No A5 uses premises, counting the premises on both sides of the Wokingham Road, between the Palmer Park Avenue and the Grange Avenue road junctions.

The loss of one A1 unit to an extra A5 would therefore only just come below the 50% threshold required by the core policy as there would remain 6 out of the 14 units as A1 use, but this is comparing only the small selection of premises surrounding the application site, as however and as mentioned above there are a further 22No additional A1 units out of 33No commercial premises heading south east along Wokingham Road, leaving more than enough within the major centre of Wokingham Road overall.



The image shows the full extent of the Wokingham Road Major Centre comprising of 42No commercial units, of which there are 31No A1 use occupancies including the application site.

In the sites and detailed policies SPDP, there is an additional requirement that no more than three consecutive A5 units should be allowed, and this too is not compromised as with the change of use, only two adjacent properties would exist together as A5 use premises.

### **Principle of development**

There are no physical changes or alterations required to the current premises that would result in an increase in footprint, or changes to vehicle movements

The core policies are not compromised, and neither is the SPDP

### **Community Infrastructure liability and S106**

The development will not be CIL liable.

### **Parking**

The premises are located on a busy thoroughfare with on street parking restrictions limiting any parked vehicle to a maximum of a 30 minute stay.

The submitted scheme does not seek to provide any new onsite parking spaces. There is no reliance on long term parking as the visits to the premises are only brief, and additional vehicular movements beyond those relied upon for the current use are not envisaged.

### **Bins & Cycles**

Bin and cycle storage for the flats is provided elsewhere on the site, and with an alternative access to the flats and the bins is available to the rear of the site.

### **Neighbouring amenity**

With respect to neighbouring impacts given the character includes a mix of commercial and residential uses the development would not result in an alien form of development being introduced onto the site.

The existing residential occupants of the upper floors have an established setting and outlook onto an open rear yard as well as side windows with partial views of adjoining properties. Overall the development would not harm the living conditions of existing commercial or residential properties either side of the development site.

### **Conclusion**

The application site and the proposal to change the use to be within a defined mixed residential and commercial area and as such the use is considered acceptable and compactible with the varied activity of other establishments.

The proposal would be in accordance with local and national planning policies.