

361 – 363 Oxford Road, Reading
Proposed Change of Use of Retail Unit to an Educational Establishment
Planning Statement

Background

The entire building was formerly occupied by Dixons Furniture Store. The retained floor area of the retail unit and ancillary accommodation, intended to be converted, remains the same as that approved under application 17/0530, with the remainder of the property being altered and converted into residential accommodation in accordance with this planning consent.

Proposed Change of Use

A change of use from A1 (retail) to D1 (non residential institution) is proposed, to allow for an educational facility operated by 'Study Plus', a private tutoring academy, who are already based along the Oxford Road, occupying the Community Centre on several days over the past 2 ½ years, and are seeking to establish a permanent premises to fulfil latent demand.

Amount

A maximum of 40 pupils and 10 staff would occupy the premises at any one time, during the opening hours of 10am to 8pm.

Access

The property is located in Zone 2 Primary Core Area, being within walking distance of Reading West Station and Reading town centre and situated along a premier bus route, with this section of the Oxford Road recognised as a local centre. On street parking is permit controlled. There is no parking provided to the existing retail unit. There are 6 sheffield stands within 50 metres of the frontage along the Oxford Road, providing for secure cycle storage, which may be utilised.

Layout

Internally, the teaching area and facilities provided shall follow the Department for Further Education 'Advice on standards for school premises for local authorities, proprietors, school leaders, school staff and governing bodies' publication dated March 2015.

Design

The proposal is limited to internal alterations only. Any advertisement and external lighting shall be subject to a separate planning application for advertisement consent

Nicholas J Bundy

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