

Validation checklist

230 GOSBROOK ROAD
READING
RG4 8EA

Checklist Item 1 – Affordable Housing Statement with regard to Policy DM6

As we are not proposing new dwellings and larger employment developments (where the net increase is in excess of 2,500 sq.m) which is not likely to impact on the housing market therefore Affordable Housing statement will not be required.

The proposal is for addition of 33m² internal floor space to existing ground floor shop.

Checklist Item 11 – Heads of Terms Proposal –

The proposal is for a minor development hence section 106 would not be required. However the applicant is willing to sign an agreement if LPA indicates that a section 106 agreement would be necessary.

Checklist Item 27 – Viability Appraisal

It is not proposed to provide a lower Affordable Housing contribution than set out in Policy DM6 (see Item 1

Checklist Item 10 – Flood Risk Assessment.

FRA is attached,

Checklist Item 17 – Planning Statement.

Planning statement.

Proposal

Proposed extensions to existing shop on the ground floor and external staircase for the flat above.

The proposed extension will create additional opportunity for the shop owner to extend the A1 business.

Layout. NATIONAL PLANNING POLICY FRAMEWORK.

This policy encourages sustainable development and the proposed development is sustainable due to its location and design having regard to the surrounding properties. This complies with the NPPF Para 59.

Extension have been designed carefully as per the current guidelines and policies.

Location

The proposal site is a four-bedroom dwelling end of terrace property. Ground floor of the property has been used as a barber shop A1. The site is located in a residential area. However there are corner shops and some commercial uses around the site.

Design

Appearance

The proposed extensions respect the appearance and character of the original design.

Sound insulation

It will be ensured that the floor separating the shop on the ground floor and flat above is adequately insulated so as to comply with the standards set down in the Building Regulations.

Fire regulations

The proposal must comply with the relevant Building Regulations concerning structural alterations and fire precautions, including the need for fire proofing of the floors and the walls.

Access to the garden

It will be ensured that access to a communal garden area is available and maintained for the occupiers of the flat. Access to the garden for the flats will be provided by means of the side access as shown in the drawings.

Car Parking

The proposal consists of three car parking spaces , two for the flat above and one for the shop as shown.

Bin storage

Areas have been allocated to accommodate bins for the flat and commercial use as shown in the drawings.

Transport links

This property has an ideal location as far as transport links are concerned.

A bus stop is located practically within approximately 20 meters' distance from the site and a train station is located within half a mile.

Local Amenities

There is a broad range of community facilities. The location of the site is 0.5 mile away from an open public park for users of all ages. The park provides a safe, direct and convenient pedestrian route.