

STATEMENT IN SUPPORT OF LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE FOR HOT FOOD TAKEAWAY

SITE:

27 PROSPECT STREET
CAVERSHAM
READING
RG4 8JB

APPLICANT:

MR. ARA GENJELIAN

The Applicant is seeking permission for Lawful Development Certificate to carry on use of Hot Food Takeaway at 27 Prospect Street, Caversham, Reading.

The general vicinity comprises both commercial and residential buildings nearby. The property constructed as detached accommodation being three storeys. This comprised part Hot Food Takeaway use at ground floor with upper lever residential space. The Applicant is in occupation of the property since 1995 and trading as Kebab Shop under the name of “Caversham Kebab House”. The property current is utilised as hot food takeaway and associated residential accommodation. The access to the property is from the front.

The use as Hot Food takeaway has been well established on this site approximately for twenty years. The application is trading as a Kebab Shop since 1995. Please see enclosed a letter from Business Rates Department, a letter from the Landlord, and utility bills.

Following documents are enclosed with this statement to confirm that Hot Food Takeaway use have take place at the Caversham Kebab, 27 Prospect Street, Caversham, Reading, RG4 8JB.

Secondly, the Applicant seeks to allow opening hours of the property between the following hours:

- Monday to Thursday: 10:00 to 24:00
- Friday & Saturday: 10:00 to 01:00 next day
- Sunday: 11:00 to 24:00

The increased opening hours for Friday and Saturdays reflects the increased demand for services during these days of the weekend, and is a far lesser increase than comparable businesses in the vicinity. The increase in opening hours for Monday to Thursday and Sunday is similarly modest.

Planning Consideration:

The proposal will not be detrimental to the amenity of the neighbourhood, as no complaints have been brought by adjacent occupiers in connection with operating the current hours.

It is not expected that proposed opening hours will have an adverse effect on the quality of life of neighbouring properties.

There are no parking restrictions along the road during the evening and proposed opening hours will not create any problems to the area in terms of traffic and parking.

Conclusion this proposal fits within the overall development and regeneration of this area which has been apace for many years, and will contribute to the night economy of this area.