

23 July 2024

Reading Borough Council

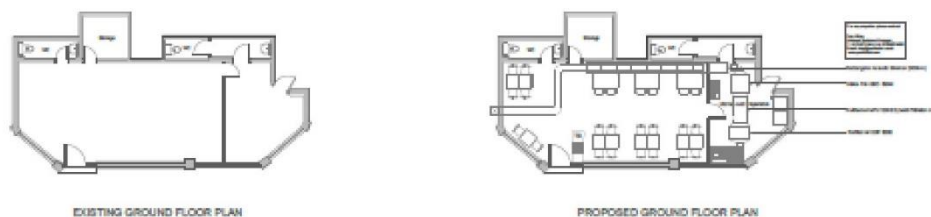
PROPOSAL: Installation of a kitchen extractor duct to the rear elevation to use the unit as a café under use Class E.

SITE LOCATION: 225 Peppard Rd, Emmer Green, Reading RG4 8TS

Design and Access Statement

The applicant has served a written notification to the Council on 23/07/2024 in line with GPDO, Part 3, Class A that the existing Coral Betting Office would be used as a café shop from March 2025 onwards as a café (Class E).

The proposal is therefore not a change of use application as this use is permitted under GPDO 2015 (As Amended) and the proposal is only for external duct to use the unit as a café shop (Class E).



The proposed extraction system and ducting would not be harmful to the neighbouring properties and surrounding area.



ADA Group

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The proposed duct would be to the rear and compatible with the existing building, there would not be a harm to the residential amenity and to the surrounding and street scene.

The proposal is in line with NPPF, London Plan and Local Plan and we look forward to the Council's positive outcome. However, should you require any further information, please do not hesitate to contact us.

Best Regards,

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