



**PLANNING STATEMENT for
A FULL PLANNING APPLICATION at**

8 PROSPECT STREET

CAVERSHAM

READING

RG4 8JG

CONTENTS

1.	INTRODUCTION	3
2.	SITE DESCRIPTION	4
3.	THE PROPOSAL	5
4.	PLANNING POLICY	6
5.	CONCLUSION	7

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1. Introduction

1.1 iPlans has been instructed by Esther Sordio to submit a full planning application for the change of use from Class E to Sui Generis to sell hot food and to eat on the premises for a restaurant and delicatessen.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 8 Prospect Street, Caversham, Reading, RG4 8JG accommodates a mid-terrace commercial property.

2.2 Photographs below shows the front elevation of the building.



2.3 Planning history for this property includes the following applications:

- 2.3.1 920245 – SSRE and external staircase
- 2.3.2 171318 – COU from A1 to A3. Prior notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) – approved
- 2.3.3 170474 - COU from A1 to A3 - withdrawn

3. The Proposal

3.1 This full planning application is for the change of use from Class E to Sui Generis to sell hot food and to eat on the premises for a restaurant and delicatessen.

3.2 It is proposed to sell hot foods at the restaurant and delicatessen and to include eating on the premises. The business operates Monday to Sunday. There will be installation of an extractor and duct to the rear left elevation. The duct will protrude 60mm above the eaves. The proposal also includes the installation of a new door to the rear elevation.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Prospect Street without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes apposite contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

5. Conclusion

5.1 The full planning application is for the change of use from Class E to Sui Generis to sell hot food and to eat on the premises for a restaurant and delicatessen.

5.2 The proposal includes the installation of an extractor, duct and a door. These will be kept to the rear elevation so as not to impact the street scene.

5.3 The extractor is of a small scale and will not cause significant noise disturbance to neighbouring premises. The duct will protrude no more than 600mm above the eaves and will not change the roofscape. The premises will serve lunch and dinner no later than the rest of the restaurants in the area (9-10pm).

5.4 I therefore hope you would consider this application for approval.