

Planning Statement

Location

10b Bridge Street, Caversham, Reading, RG4 8AA

Proposal

Partially demolish rear extension and build new rear extension to create 7 bedroom HMO. Shop access door position changed with access ramp,

Existing Use

Ground floor shop with flats above.

Proposed Use

Retain and reduce shop floor area, along repositioning the shop access. Rear extension and internal alterations to provide HMOs.

Access

Currently access is granted to the shop via an obscure covered entrance and not suitable for wheelchair users. The proposal looks to provide a suitable access for all users.

The flats are currently accessed via door into covered walkway and metal external stairs. The proposal looks to retain the street door and covered walkway. This will lead to the ground floor HMOs and an entrance and stairwell to the first and second floor HMOs.

Parking

There is currently no designated parking for this site. The proposal does not look to introduce parking. The site is considered highly sustainable with excellent links for local shops and public transport to the town centre and transport links.

New secure 8 space cycle parking is to be provided. 1 space per room and 1 for the shop.

Planning Conditions

This proposal looks to work with Reading Boroughs Council need for suitable accommodation within its boundary and agrees to be subject to relevant planning conditions.