
PL/24/1264 549 Oxford Road Full

From Lucas, Natalie <Natalie.Lucas@reading.gov.uk>

Date Wed 16/10/2024 14:55

To Rejwerska, Marcelina <Marcelina.Rejwerska@reading.gov.uk>

Cc Planning Administration <Planning.Administration@reading.gov.uk>

Planning Application Ref: PL/24/1264

Officer: Marcelina Rejwerska

Application Type: Full planning permission

Address: 549 OXFORD ROAD, READING, RG30 1HJ

Proposal: Change of Use from Class E to Hot Food Takeaway (Sui Generis) Use and erection of retractable awning.

This application is for the proposed change of use from Class E to a Hot food takeaway.

The site fronts onto the A329 Oxford Road which is the main transport corridor between central Reading and the west. The A329 Oxford Road has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor.

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. There is currently no car parking provision associated with the site and no parking is to be provided as part of this change of use.

The site is located within a mixed-use parade of shops and takeaway units, with residential accommodation above. There are short stay pay & display parking opposite the site with charges between the hours of 8am-8pm. Any demand for parking would need to be met by on-street pay & display parking spaces. Any overflow in parking would not affect flow of traffic on the classified road network given the parking regulations within the vicinity of the site.

If any part of the awning or canopy overhangs the highway, then a license should be obtained from the highway authority.

In transport terms, it is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. Therefore, there are no transport objections to this application.

Regards

Natalie Lucas

Transport Development Control Officer

Transport | Environment & Neighbourhood Services