

PLANNING STATEMENT (SHOP FRONT)

266 KENTWOOD HILL, TILEHURST, RG31 6DR

PROPOSAL: VARIOUS ALTERATIONS TO SHOPFRONT AND GROUND FLOOR SHOP, INCLUDING A REPLACEMENT ENTRANCE TO THE RECONFIGURED GROUND FLOOR SHOP AND NEW ENTRANCE FROM THE STREET TO SERVE THE EXISTING RESIDENTIAL UNIT ABOVE.

APPLICANT: ROBERT SMITH



Date: Oct 2023

Revision: 1.0

1.0 INTRODUCTION

1.1 This statement has been prepared to support the planning application for: *Various alterations to shopfront and ground floor shop, including a replacement entrance to the reconfigured ground floor shop and new entrance from the street to serve the existing residential unit above*, with the followings documents:

- i) CIL Form
- ii) Application Drawings

at 266 Kentwood Hill, Tilehurst, Reading, Berkshire, RG31 6DR. The application site has a two-storey terraced building with direct vehicle access from Kentwood Hill.



Figure 1: Shows the location of the application site (with the red dot)

2.0 SITE ASSESSMENT

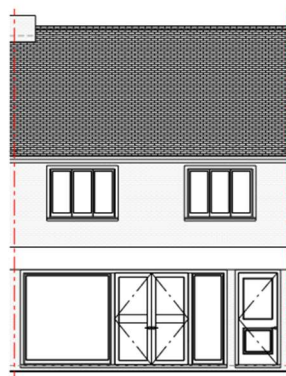
2.1 The site is located on the south-eastern side of Kentwood Hill which forms one of the terraced properties with a ground-floor shop and a first-floor flat unit. The surrounding buildings are of similar type and the adjoining building no. 264 has a similar proposal approved. The following photos show the approved plans of no. 264.



Proposed Front Elevation

3.0 THE PROPOSAL

3.1 The proposed design would be similar to the above approval in terms of scales and external appearance as shown in below



PROPOSED FRONT (1:100)

3.2 It is there considered that the proposal would meet the same requirements assessed under the approval of 264 Kentwood Hill.

4.0 Use

4.1 The ground floor will be retained as Class E with a separate access door for the first floor residential unit.

5.0 Amount

5.1 The proposal would be restricted to the modification on the ground floor level shop front without further impact on the rest of the building.

6.0 Scale and Impact

6.1 The proposed is only for a limited scale and should not have an adverse impact on the neighbouring areas.

7.0 Access

7.1 Access to both the Class E shop and first-floor flat will be at the front of the building similar to no. 264.

3.0 CONCLUSION

3.1 The above proposed will use materials similar to existing ones to minimise the impact to the surrounding areas and will follow the SPD guidelines, hence it is considered the proposed development would meet the local and national planning requirements.