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Planning Department

Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU

Dear Sir/Madam,

Re: Planning Application for Change of Use – A3 Prospect Street, Caversham, Reading, RG4 8JB

(From Restaurant to Class E(c) Tanning and Beauty Salon)

I am writing to submit a planning application for the change of use of the premises at the address, currently classified as a restaurant, to a tanning and beauty salon.

Proposed Use

The salon will provide:

- **Four Ergoline lay-down sunbeds**, each within an individual cubicle.
- **Three treatment rooms** for beauty and wellness services.
- **Two of these treatment rooms** to be rented on an hourly basis to local self-employed beauty technicians and massage therapists, providing affordable space for micro-businesses.

We believe the proposed use will positively benefit the local area by:

- Reviving a currently vacant or under-used premises.
- Enhancing the range of local services with personal care and wellness facilities.

- Creating new employment opportunities and supporting local entrepreneurship.
- Increasing footfall and contributing to the vitality of the centre.

Parking and Access

The site retains existing local parking provisions, previously adequate for a restaurant use. As restaurant operations typically generate higher levels of customer and delivery traffic, the proposed salon is expected to have a lower impact on local parking and access.

Noise

Salon activities are low-impact, with no amplified music, commercial cooking, or extraction systems. All treatments take place within enclosed rooms, ensuring any operational noise remains minimal and contained.

Ventilation and Extraction

Unlike the previous restaurant use, the proposed salon does not require kitchen extraction or flues. Ventilation will be limited to standard comfort cooling and mechanical systems, which will not adversely affect neighbouring amenity or the external environment.

Policy Context

The proposal aligns with the **Reading Borough Local Plan (Adopted November 2019)** and its objectives to support vibrant and sustainable centres:

- **RL1 – Network and Hierarchy of Centres:** The site is located within a defined centre where service-led uses are appropriate, and where vitality and viability should be maintained and enhanced.
- **RL2 – Scale and Location of Retail, Leisure and Culture Development:** The development is modest in scale (well below the 2,500 sqm threshold) and is appropriately located within an established centre, complementing the existing mix of uses.
- **RL3 – Vitality and Viability of Smaller Centres:** The proposal prevents long-term vacancy, contributes positively to the diversity of services offered, and avoids over-concentration of non-retail uses, thereby maintaining a healthy balance in the frontage mix.

The scheme is also consistent with Supplementary Planning Documents:

- **Revised Parking Standards and Design SPD (2011):** The low-parking-demand nature of the use is consistent with the zonal parking approach and sustainable transport objectives.
- **Sustainable Transport and Parking SPD (anticipated 2025):** The forthcoming guidance continues the Council's aim of reducing car dependency and encouraging sustainable travel, which aligns well with the nature of the proposed use.

Conclusion

We are confident that the proposal is fully consistent with the Local Plan and SPD framework, will not result in any adverse impacts on amenity, and will make a positive contribution to the vitality and viability of the centre.

We trust that this application will receive favourable consideration, and we would be pleased to provide any additional information required.

Yours faithfully,
Mr. B. McCoid

Director