

PLANNING STATEMENT

Proposed Conversion of Existing Empty Shop to Kurdish Shawarma Restaurant
Address: 349 Oxford Road, Reading, RG30 1AY

1. INTRODUCTION

This Planning Statement supports an application for the change of use of Proposed Conversion of Existing Empty Shop to Kurdish Shawarma Restaurant

The proposal includes installation of a commercial extraction system. Odour and noise have been assessed in accordance with Ricardo EMAQ (2018), BS 4142, and local planning policy.

2. SITE LOCATION & CONTEXT

The site is located on Oxford road, Reading within a mixed-use commercial area. It includes retail shops, restaurants, cafés, and residential units above commercial premises.

3. PROPOSED DEVELOPMENT

Change of use only, with minimal internal changes and installation of a vertical extraction flue. No structural alterations are proposed.

4. ODOUR & NOISE IMPACT ASSESSMENT (EMAQ 2018)

Odour risk: Medium–High (deep frying operations near residential units).

Mitigation: Baffle filters, ESP, activated carbon filtration, vertical flue above eaves level.

Noise mitigation: Acoustic housing, anti-vibration mounts, insulated ducting, ESP internal mounting. Designed to meet 10 dB below background noise levels.

5. EXTRACTION SYSTEM TECHNICAL SPECIFICATION

- Airflow: 2,000–3,000 m³/hr
- Filters: Baffle → ESP → Activated carbon
- Fan: Centrifugal, acoustically enclosed
- Duct: 25–50 mm acoustic insulation
- Flue: Vertical discharge ≥1m above roof/eaves

- Maintenance: Weekly baffle cleaning, quarterly ESP service, carbon every 6–12 months

6. OPERATIONAL & MANAGEMENT PLAN

Opening hours: 11:00–23.30 daily.

Staff: 2–4.

Waste: Sealed containers, daily disposal, licensed oil removal.

Deliveries: 08:00–17:00.

Litter management: Staff to maintain frontage.

7. POLICY JUSTIFICATION

Supports NPPF goals: economic vitality, high street activation, sustainable reuse of units.

Complies with local policies regarding odour, noise, and appropriate commercial uses.

8. CONCLUSION

The proposal is suitable for the high street location, includes high-level odour and noise control, and will not cause unacceptable impacts. Approval is respectfully requested.