

Planning Statement

Application Site: Three Fives Fish & Chips
555 Oxford Road
Reading
RG30 1HL

Proposal

The application seeks planning permission for:

- Change of use of part of the ground floor from commercial use (Use Class E) to residential use (Use Class C3)
- Modest front, side, and rear extensions
- Internal alterations to create a single five-bedroom dwelling

Site and Surroundings

The application site is a Victorian end-of-terrace (semi-detached) building located on Oxford Road, an established urban corridor characterised by a mix of commercial premises and residential dwellings. The site is sustainably located with good access to local services, public transport, and community facilities.

The building currently accommodates a ground-floor takeaway with residential accommodation above. The proposal will remove the commercial use and restore the building to full residential use.

Principle of Development

The principle of converting the ground floor from commercial to residential use is acceptable and supported by the Reading Borough Local Plan (Adopted November 2019).

The site lies within a sustainable urban location, and the proposal represents the efficient reuse of an existing building on previously developed land. The Local Plan supports residential conversions where they provide good-quality accommodation and do not harm local character or amenity.

The proposal results in no loss of residential accommodation and strengthens the residential role of the building, contributing positively to housing delivery.

Planning Policy Assessment

The proposal has been assessed against the following key Local Plan policies:

- CC1 – Presumption in Favour of Sustainable Development
- CC2 – Sustainable Design and Construction
- CC7 – Design and the Public Realm
- CC8 – Safeguarding Amenity
- H5 – Housing Quality
- H7 – Conversions
- TR3 – Access, Traffic and Highway Impacts
- TR5 – Car and Cycle Parking

The development complies with these policies by delivering a well-designed residential conversion that respects the host building, safeguards neighbour amenity, and provides appropriate access, cycle storage, and refuse arrangements.

Design and Character

The proposed extensions are modest in scale and subordinate to the existing Victorian building. They are designed to integrate sensitively with the host property and surrounding terrace, ensuring that the character and appearance of the street scene are preserved.

Materials will be selected to match or complement the existing building, maintaining architectural coherence.

Residential Amenity

The removal of the commercial takeaway use will significantly improve residential amenity by eliminating late-night activity, noise, odour, and delivery movements.

The proposed dwelling provides a functional internal layout with adequate internal space, natural light, and outlook. The scale and positioning of the extensions ensure there is no unacceptable loss of privacy, daylight, or sunlight to neighbouring properties.

Access, Parking, and Sustainability

The proposal utilises existing access points and does not introduce any highway safety concerns. On-street parking is available on Wilson Road and Little John's Lane, and parking demand will be reduced compared to the former commercial use.

Appropriate refuse and recycling storage is provided within the front garden, while secure cycle storage is provided in both the front and rear gardens, supporting sustainable travel choices.

Planning Balance and Conclusion

The proposal represents a sustainable and policy-compliant form of development that:

- Makes efficient use of an existing building
- Delivers high-quality residential accommodation
- Enhances residential amenity by removing a commercial use
- Preserves the character of the building and the surrounding area
- Complies with relevant Reading Borough Local Plan policies

There are no material planning harms arising from the proposal. When assessed against the development plan as a whole, the application is considered acceptable and should be granted planning permission.

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