

Proposed change of use of storage shed to a small commercial shop or a “Suis Generis” nail bar or hairdresser or takeaway use

At 234B Shinfield Road, Whitley, Reading RG2 0HH

For Dhaliwal Properties

Design and Access Statement

R A M M U R T I D E S I G N L T D

ARCHITECTURAL & PLANNING SERVICES
268 TILEHURST ROAD, READING RG30 2NE
TEL/FAX:01189510628 MOB:07799883574

Introduction, Site Location and Description

This statement has been prepared in support of and forming the proposals for a planning application where it is intended to seek support to change the use of a redundant shed/store building to a potential commercial small business, such as a hairdresser/ nail bar or a take away outlet.

The building is within the ownership of unit 234b, where the main property is a hot food takeaway/sandwich shop with residential accommodation to its upper floors.

The use will not be a food outlet or a takeaway, and there is no impact on noise and or litter, smells and odours etc.

The application property would allow an active use of the storeroom which was until recently in disrepair and has been refurbished to repair the roof and clean out the internal areas.

The building lies to the front of the garage blocks that serve the parade of units, and adjacent to the carpark that serves the unit at No 232 “Honey & Ghee” store.

The unit is easily accessed from the footpath by pedestrians, and has a potential road frontage which can be utilised to attract potential clients.

The previous recycling bins have been removed by the owners of that service and the site is no longer of interest for them.

The building has been locked up for several years and would therefore be a positive facility should a use be allowed other than an empty shell.



Aerial view



Street view from Shinfield Road



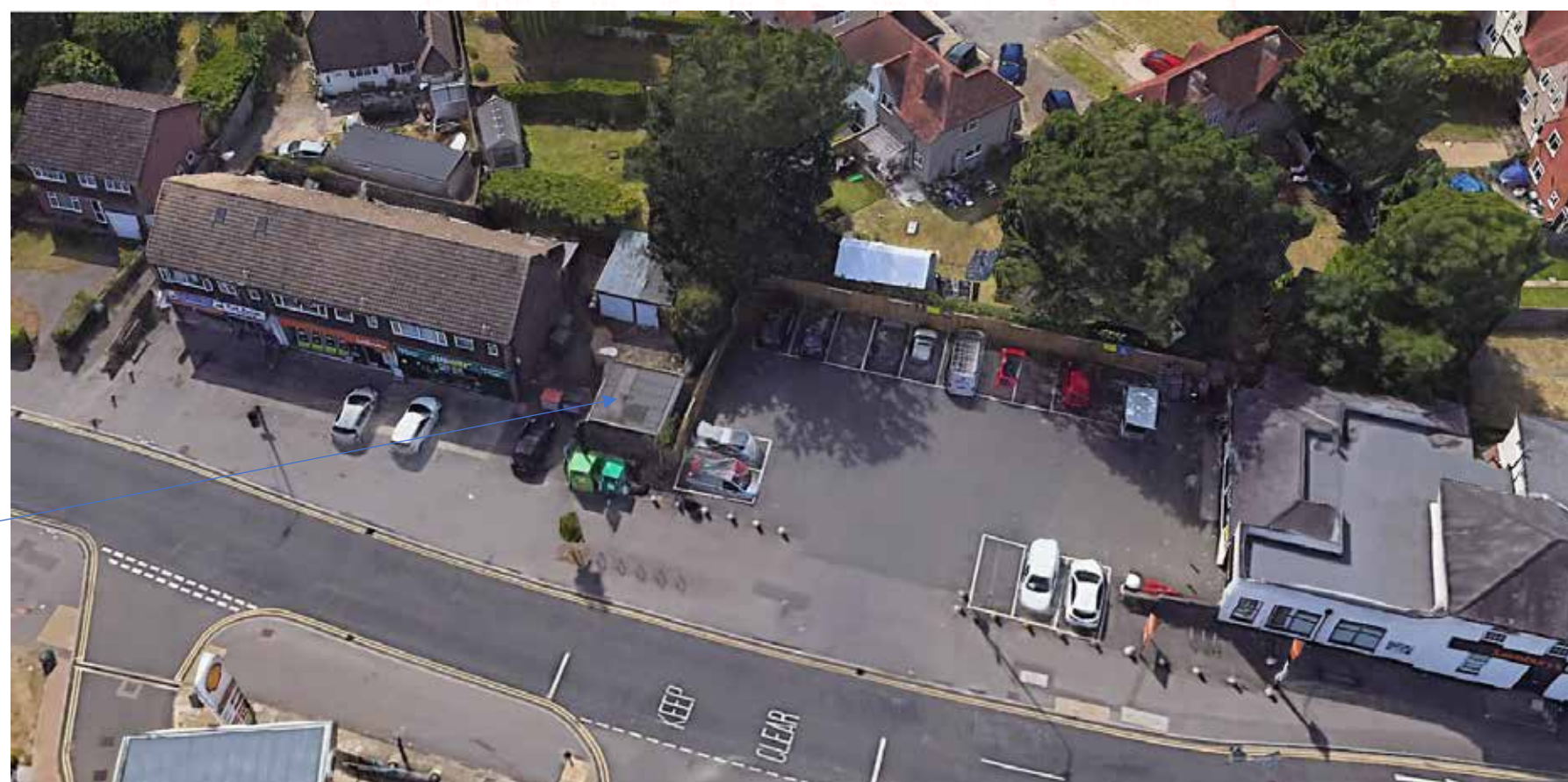
Photos showing recycle bins before



and after being removed



View from rear access yard to shops



Application building

Birds eye view

Parking and traffic movements

The garage block has 4No garages, all of which have not been used for parking of vehicles for several years. Visitors and customers to the shop units tend to park directly outside of each outlet, and the garages are allocated to the first-floor residential units, albeit they do not make use of the garages for parking of vehicles.

The site plan shows that access to the garages can still be maintained, and that with the recycling bins removed, that one dedicated space is able to be accommodated in that area as well as one space adjacent to the entrance. This would be sufficient for the potential running of a typical Suis Generis use, i.e. barber or nail bar or for a fabric sales outlet, where such an occupier has expressed interest in taking on the accommodation.

It is not expected that customers would arrive without appointment and therefore the parking levels are capable of serving the purpose and retaining access to the “redundant” garages.

Planning History and Pre-application advice/Conclusion

The property does not have any notable history for applications, other than:
83-TP-221 – Storage building to serve adjacent off license. PERMITTED 01/06/1983
Or otherwise where the flat over the shop where a recent approval to convert the loft space was given Planning Permission.

Pre-application advice was sought and advice was received under planning reference PL/25/0619 dated 21st May 2025.

Although the intended use was suggested as a non food outlet, the feedback seemed to have concerns relating to such a use? This related to noise, odours and opening/delivery hours and potential infestation relating to a use of a food outlet.

The applicants can assure that the use is not intended to be for that of a food outlet and would be a use in the form of services, i.e hairdresser, barber, beauty parlour or a retail cloths outlet as noted earlier in this report.

The building is currently redundant and would suit an operation for a small business without having impact to the area and would make a building come into use for a positive purpose.

The applicants seek officer support in allowing the change of use and partial alterations to the building to provide an attractive frontage where currently the area is left unmanaged and unkempt.