

PUBLIC RIGHTS OF WAY (PROW)

IMPACT ASSESSMENT

SITE:

131-133, Crockhamwell Road,
Woodley,
RG5 3JP

Proposal:

External alterations to the existing commercial building,
including the installation of a new aluminium
framed glazed shopfront with integrated
roller shutter housing, formation of a
semi-covered entrance area,
and associated external works.

PREPARED BY:

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Planning History

The application site benefits from planning permission under Planning Application Ref. 260165 for:

Full application for the proposed subdivision of the existing former bank (Class E) to create five commercial units (Class E), including installation of new shopfronts, external shutters, an access ramp and metal railings.

This application relates solely to revised external alterations to part of the approved development.

1. Introduction

This assessment has been prepared in support of a Full Planning Application for external alterations to the existing commercial building at 131–133 Crockhamwell Road, Woodley.

The proposal comprises:

- installation of a new aluminium framed glazed shopfront;
- integrated roller shutter housing;
- formation of a semi-covered entrance area;
- associated external works.

The assessment considers whether these works would have any effect upon the adjacent Public Right of Way (PROW).

The previously approved subdivision, commercial use, access arrangements and parking layout remain unchanged.

2. Existing Situation

The site comprises an existing commercial building situated adjacent to an established Public Right of Way.

Planning permission has already been granted for the subdivision of the building into five Class E commercial units under Planning Permission Ref. 260165.

The Public Right of Way remains outside the application site and currently provides unrestricted pedestrian access.

The current application does not propose any alterations to:

- the alignment of the Public Right of Way;
 - the width of the Public Right of Way;
 - pedestrian access;
 - public rights;
 - highway arrangements.
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3. Proposed Works

The proposal consists solely of external architectural alterations including:

- installation of a contemporary aluminium framed glazed shopfront;
- integrated roller shutter housing;
- formation of a semi-covered entrance area;
- associated external works.

No works are proposed within the Public Right of Way.

No physical alterations are proposed to the adjacent pedestrian route.

No changes are proposed to the approved parking arrangements.

4. Impact upon the Public Right of Way

Amount of Use

The proposal represents only external alterations.

The approved subdivision has already been considered by the Local Planning Authority under Planning Permission Ref. 260165.

Accordingly, the current application is not expected to generate any increase in pedestrian or vehicular movements beyond those already approved.

Type of Use

The Public Right of Way will continue to function as an established pedestrian route.

No changes are proposed to its purpose, function or legal status.

5. Surfacing

No works are proposed to the surface of the Public Right of Way.

The proposal is entirely confined to the building frontage.

The existing pedestrian route will remain unaffected throughout the development.

6. Barriers, Fences and Gates

The current proposal does not introduce any new barriers, fencing or gates affecting the Public Right of Way.

The approved railings and associated boundary treatment were previously considered under Planning Permission Ref. 260165.

No amendments to those approved works form part of the current application.

7. Vehicle Interaction

The proposal does not alter:

- vehicle access;
- parking provision;
- servicing arrangements;
- highway access;
- pedestrian crossing points.

Accordingly, there will be no change in the relationship between vehicles and pedestrians using the Public Right of Way.

8. Rationale for the Proposed Works

The revised external alterations have been developed to:

- enhance the architectural appearance of the approved commercial units;
- provide a high-quality contemporary shopfront;
- improve the customer entrance;
- integrate the roller shutter housing within the building façade;
- improve the visual quality of the streetscene.

The proposal does not affect the operation or safety of the adjacent Public Right of Way.

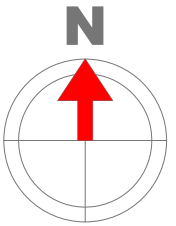
9. Conclusion

The application relates solely to external alterations to a commercial development that has already been approved under Planning Permission Ref. 260165.

No works are proposed within the Public Right of Way, and no changes are proposed to its alignment, width, accessibility or legal status.

The proposal will have no adverse impact on the Public Right of Way and will not affect pedestrian safety or accessibility. The proposed works are limited to improving the architectural quality of the building frontage and associated external appearance, while maintaining the approved arrangements for the site.

This revised version removes references that no longer apply to the current application (such as subdivision impacts, resurfacing works, replacement railings, and the boom barrier) while retaining the same professional structure and format as the approved assessment.



GENERAL NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETER. 2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. 3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE	Title: Proposed Site Plan	Site Address 131-133 Crockhamwell Road, Woodley, RG5 3JP	Scale: 1:200 @A3 Date: 22/07/2027 Drawing No.: 2025/120 -06A Drawn By: FP	Revision Date: e.mail - faluckpatel@yahoo.com (M) +44 (0) 7871 466 254	Faluck Patel
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