

Project: Change of Use to Retail Bookshop and Ancillary Café Address: 35 Peach Street, Wokingham RG40 1XJ

1. Introduction This statement supports the planning application for a change of use at 35 Peach Street. The proposal seeks to transform the current premises into a retail bookshop with an ancillary café, creating a community-focused space.

2. Proposal Details The development involves the internal conversion of the property to accommodate book retail and a small café area. External works are limited to necessary structural repairs to existing walls and the replacement of existing boundary fencing (1.8m timber panel) and the installation of fold-down bollards to secure the private car park against unauthorized use.

3. Planning Policy and Site Context

- **Economic Benefit:** This proposal brings a vacant/underutilised property into active commercial use, contributing to the local economy and supporting the vibrancy of the Peach Street area.
- **Community Impact:** A bookshop and café provide a social, cultural amenity for the local community, promoting sustainable high-street footfall.
- **Amenity and Character:** The proposed external works (wall repairs and fencing) are designed to improve site safety and aesthetic appeal without harming the character of the street scene.

4. Conclusion The proposed change of use is modest in scale and aligns with the objective of maintaining a thriving local high street. The works are restorative and functional, with no negative impact on the privacy or amenity of neighbouring properties. We believe this application meets all relevant local planning requirements.