PLANNING REF : 262318
PROPERTY ADDRESS : Shinfield Parish Council
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Kalsi-Spiller Mara
DATE SUBMITTED : 02/11/2026

COMMENTS:
Shinfield Parish Council notes that the proposal would retain the ground-floor commercial unit whilst converting the first floor to a two-bedroom dwelling. The Parish Council also notes that the building has remained vacant since its completion and accepts that a revised layout may improve the attractiveness and viability of the premises and assist in securing an occupier.

However, the Parish Council has significant concerns regarding parking provision. The proposal would introduce a new two-bedroom residential unit with only a single allocated parking space, whilst the
commercial unit would rely upon on-street and surrounding parking provision for customers and visitors.

Beke Avenue and the surrounding roads already experience periods of parkingdemand associated with nearby residential properties, local facilities and businesses. The creation of an additional dwelling has the potential to increase parking pressures, particularly where households may own more than one vehicle and where visitors to both the dwelling and commercial premises also require parking.

The Parish Council is not satisfied that sufficient evidence has been provided to demonstrate that the proposed parking arrangements are adequate for both the residential and commercial uses without resulting in overspill parking on surrounding roads. The Local Planning Authority should therefore carefully assess parking demand arising from the development and ensure that the proposal complies with the Council's adopted parking standards and would not have an adverse impact on highway safety or local parking conditions.

The Parish Council also requests that the Local Planning Authority satisfy itself that the proposed dwelling provides an acceptable standard of residential amenity and that the external staircase does not result in undue impacts on neighbouring occupiers.