

Mr C Bunce
1 Lakeside
Playhatch Road
Sonning Eye
Reading
RG4 6TX

Dear Mr Bunce,

Further to my recent site visit to The Dreadnought and our previous conversations, I wanted to put my thoughts in writing for your consideration.

Having spent time inspecting the property and reflecting on its history, current condition and position within the local market, I have set out below my observations regarding the former public house use and the suitability of the proposed residential conversion.

Supporting Statement - The Dreadnought

The Dreadnought has not operated as a traditional public house for many years. This is not a case of a pub being temporarily closed. The use has effectively disappeared over time, and the building no longer functions or presents itself as a working licensed premises.

Whilst the property has attracted interest through auction sales, this reflects the value of the building itself rather than any genuine demand to reopen it as a pub. There is no evidence that a brewery, pub operator, hospitality business or community group has come forward with serious intentions of bringing the pub use back into operation.

In my view, this lack of interest is unsurprising given the site's limitations. Access is restricted, servicing would be difficult, visibility from the main road is poor, and there is limited passing trade. These factors make the property a challenging proposition for any hospitality business.

Even if there were interest, reopening the pub would require significant investment. The building would need extensive refurbishment, compliance works, a full fit-out and licensing approval before trading could even begin. The costs involved would be substantial and difficult to justify given the uncertainty of achieving a viable return.

The local community is already served by other public houses, including the Fisherman's Cottage, which is located approximately half a mile away. As such, the loss of the former pub use does not leave the area without hospitality provision.

Whilst the building's history as a public house forms part of its heritage, that significance has already been diminished by the fact that the use has been absent for so long. Retaining policy protection for a use that has not existed in practice for decades does little to preserve the building and may instead contribute to ongoing vacancy and deterioration.

Allowing residential use would provide the building with a practical and sustainable future. A fully occupied residential property is far more likely to be properly maintained and cared for, helping to preserve the building in the long term and reducing the risk of neglect.

Conclusion

The proposed change of use is both reasonable and justified. The public house use has been absent for many years, there is no credible evidence of demand for its return, and the site is poorly suited to modern pub operation. Residential use offers a sustainable future for the building, ensuring ongoing occupation, maintenance and preservation whilst making a positive contribution to the local area.

Kind regards

Adam Shaw
Director



Adam Shaw
Director



Oliver Bush
Director

