

PLANNING STATEMENT

Project :10 THORNEY CLOSE, LOWER EARLY, READING RG6 3AF

I, Bhaskar Basu hereby confirmed that the extension is completed by myself in the year 2018 to create a very large LIVING ROOM + DINING ROOM and now would like to use this as a DANCE SPACE for few hours and it will help to maintain the tradition.

Earlier we have secured the planning permission for a single storey rear extension and a garage conversion .

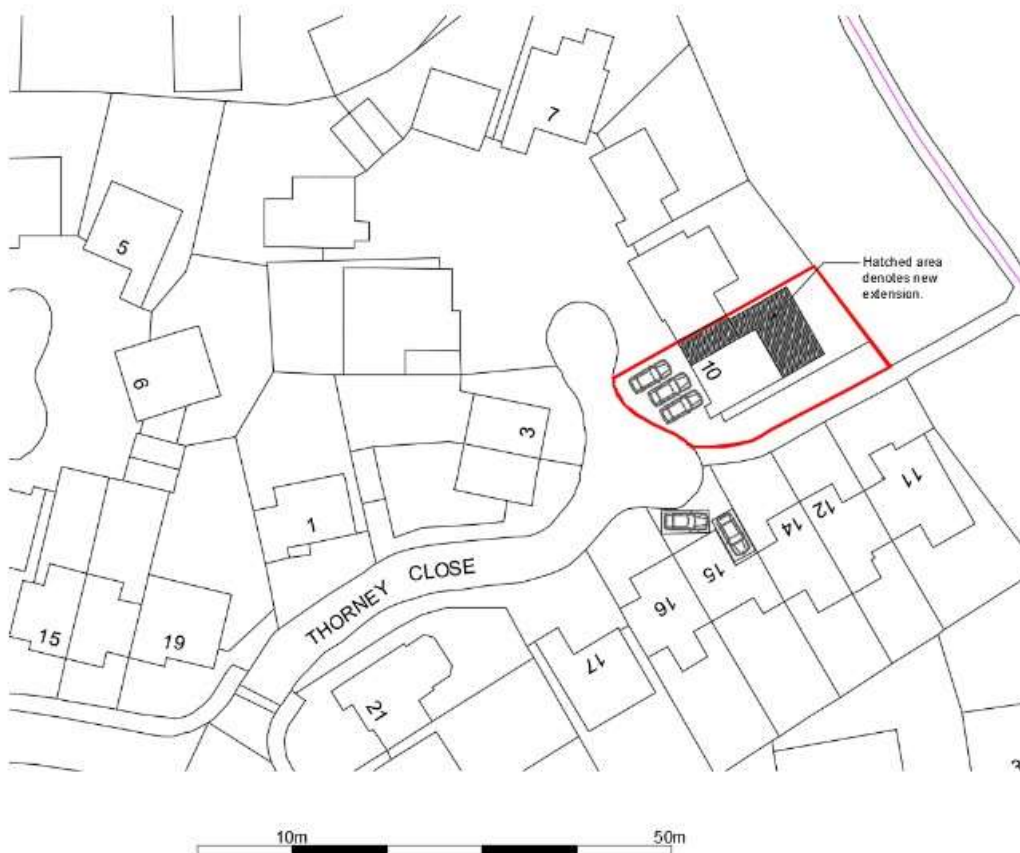
Before approval .



After approval



Site is located in Thorney close and house can accommodate 3 Car park space .



Convenience: Having a dance studio at home means that you can dance whenever you want, without having to travel to a separate location. This can be especially useful if you have a busy schedule or if you live in an area without easy access to dance studios.

Flexibility: With your own dance studio garden room at home, you can tailor the space to your specific needs. This means you can customize the flooring, mirrors, and lighting to suit your preferences, and you can also choose the music and decor that you like.

Privacy: A home dance studio provides a private and personal space for you to dance, allowing you to focus on your training and progress without distractions or interruptions.

Cost savings: Having a dance studio garden room at home can save you money in the long run, as you won't have to pay for transportation or studio rental fees.

Improved physical fitness: Dancing can be a great form of exercise, and having a home dance studio can encourage you to dance more frequently, which can help you improve your physical fitness and overall health.

Fun and enjoyment: Dancing can be a fun and enjoyable activity, and having a dedicated space at home can make it easier to incorporate dance into your daily routine.

We need a relevant planning guidelines to use the premises for dance class for a certain hours in the week.

Policy CC04: Sustainable Design and Construction

3.15 Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments.

Policy CC06: Noise 3.16 Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD.

2. Noise impact of the development must be assessed. Where there is no adverse impact (No Observed Effect Level) then noise will not be a material consideration.

Policy CC07: Parking .

3.17 Planning permission will only be granted where the proposal demonstrates the following: a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD b) That the new scheme retains an appropriate overall level of off-street parking.

4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

.1 The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development which is supported in the local Development Plan. 4.2 The NPPF further states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

4.3 Policy CC01 of the MDD states that planning applications which comply with policies should be approved without delay, unless material considerations indicate otherwise.

Core Strategy policy CP3 (General Principles for Development) states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users.

IMPACT ON NEIGHBOUR AMENITY 6.1 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

6.2 Core Strategy policies CP1 (Sustainable Development) and CP3 (General Principles for Development) require development to be designed without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

6.3 MDD policy CC06 (Noise) states that proposals should not have an adverse impact on noise.

Moreover, the applicant can assure neighbouring residents that impacts from noise will be negligible as their intention is to create a happy, stress free environment .

.0 HIGHWAY IMPLICATIONS 7.1 Paragraph 115 of the NPPF states “Development should only be prevented or refused on highways grounds if there would be an unacceptable

create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standard.

Taking the above information into account the development would not result in an overflow of parking onto the adjacent highway or detrimentally affect the free flow of traffic and therefore, the proposal would not be harmful to highway safety.

9.0 CONCLUSIONS 9.1 The proposed change of use would have an acceptable impact on the character of the area and would preserve the amenity of neighbouring occupiers. 9.2 The proposed development would not impact on highway safety and there would be sufficient space within the confines of the site to accommodate the parking needs.

9.3 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed scheme would conform with national and local planning policy and, for the above reasons, it is politely requested that the application is approved.