

PLANNING, DESIGN AND ACCESS STATEMENT

**Demolition of existing building and
redevelopment of the site to provide two
commercial units (Use Class E/Sui
Generis) and 6 apartments (Use Class C3)
with associated parking.**

424 - 426 Reading Road, Winnersh, RG41 5EP

February 2026

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1 Introduction

- 1.1 This statement is produced to support a planning application for the demolition of the existing building, which currently comprises two separate commercial units on the ground floor with residential above, with the redevelopment of the site to provide two commercial units comprising of a restaurant and hot food takeaway (Use Class E/Sui Generis) on the ground floor and 6 apartments (Use Class C3) above with associated parking.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and other relevant reports, including a Transport Statement, Ecology Reports, Noise Impact Assessment Statement, Drainage Report, Arboricultural Method Statements and the following plans:
- 20-J3330-100 – Site Location Plan
 - 20-J3330-101 – Proposed Site Layout
 - 20-J3330-103 – Proposed Elevations
 - 20-J3330-104 – Existing Floor Plans and Elevations
 - 20-J3330-105 – Proposed Site Sections
 - 20-J3330-106 – Proposed Bike Storage

2 Site Location and Description

2.1 This site lies within a shopping frontage along Reading Road in Winnersh.

2.2 The current building on the site contains a Chinese restaurant/takeaway and an Indian takeaway on the ground floor and 2 flats above. Parking is located both at the front and rear of the site.

3 Planning History

There is extensive planning history for the site, including the most recently approved application for a “Full application for the erection of three storey building including 6No flats and 2No takeaway/restaurants to the ground floor with associated parking following demolition of existing takeaway restaurant and 2No flats”. Application Ref. 203604 Approved 12 March 2021. However, the most relevant application is set out below.

3.1 The most recent Planning History is as follows:

1736/73 Internal alterations to shop and extension of living accommodation.
Refused – 26/10/1973

00127 Alterations to shop and living accommodation. Approved – 14/02/1974

14889 Extension of garage and new canopy for business use in connection with shop. Approved – 26/02/1981

28800 Side extensions and internal alterations. Approved – 26/11/1987

38172 Change of use of part of ground floor from residential to shop (A1). Refused – 11/10/1992 – Appeal Dismissed – 02/07/1992

42124 Change of use of part of ground floor from residential to A1 shop use.
Approved – 01/08/1994

43477 Change of use to Indian takeaway Approved – 01/03/1995

43480 Erection of illuminated shop fascia sign. Approved – 01/03/1995

44402 Change of use of shop to restaurant. Approved – 07/12/1995

F/1996/63839 Proposed re-construction of shop front. Approved – 20/06/1996

A/1996/63812 Proposed erection of free standing illuminated advertising hoarding (retrospective. Refused – 21/06/1996

VA/1996/63778 Proposed Variation To Condition 5 on Approval 43477 To Allow Sunday Opening. Approved – 27/06/1996

A/1996/63840 Proposed erection of illuminated fascia sign. Approved –22/07/1996

F/1997/65580 Proposed Single Storey Rear Extension To Takeaway Shop And Change Of Use Of Part To Form Restaurant Refused – 17/07/1997

F/1997/65988 Proposed erection of timber freezer enclosure Approved –17/10/1997

F/2000/1405 Proposed single storey rear extension to restaurant for storage of furniture. Approved – 14/06/2000

192231 - Full application for the erection of a three storey building including 10No flats and 2No takeaway/restaurants following demolition of existing takeaway/restaurant and 2No flat - Refused - 24/12/2019

203604 - Full application for the erection of three storey building including 6No flats and 2No takeaway/restaurants to the ground floor with associated parking following demolition of existing takeaway restaurant and 2No flats - Approved – 12/03/ 2021.

4 Development Proposals

4.1 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

Use and Amount

4.2 The proposed use is for a 2.5-storey building comprising of two separate commercial units on the ground floor, one of which is a restaurant (Use Class E) and the other which is a hot food takeaway (Use Class Sui Generis).

4.3 The first floor would comprise of four 1-bedroom apartments, and the second floor is proposed to have two 2-bedroom apartments.

Layout and Scale

4.4 The proposed development is for a 2.5 storey building which is of a scale that is in keeping with its immediate context and surrounding development along Reading Road.

4.5 Internally, the accommodation has been laid out to maximise the internal space and light afforded for residential occupation.

4.6 The layout of the proposed development has been deliberately designed to ensure that appropriate parking and amenity space are provided.

Landscaping

- 4.7 Existing trees can be retained and protected through the demolition and construction process. New planting is proposed within the site and can be controlled via conditions.

Appearance

- 4.8 The proposed development is of a traditional design with contemporary features to elevate it to high quality design. The proposed design integrates well into the surrounding area whilst ensuring that it has its own individual design which contributes to the streetscene.

Access and Parking

- 4.9 The existing access onto Reading Road is a dropped kerb footway crossover which spans the whole of the Application Site frontage. This arrangement would be retained as existing and is in keeping with similar sites in the immediate locality.
- 4.10 17 car parking spaces are proposed on the site, the parking layout can be seen on the Proposed Site Layout with 10 spaces reserved for the commercial units, 6 spaces reserved as unallocated spaces for the residential element and 1 unallocated visitor space.

5 Policy Assessment

National Guidance

- 5.1 The National Planning Policy Framework (NPPF) is a relevant material consideration to the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.
- 5.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 117 of the NPPF comments that planning should "make effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 5.3 Paragraph 59 confirms the Government's objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 124 identifies that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities", whilst paragraph 131 states that "In determining applications, great weight should be given to outstanding or

innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Principle of Development

- 5.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.6 The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.
- 5.7 The proposed development would also retain the existing restaurant and hot food takeaway use, ensuring that these uses are retained in the secondary shopping frontage in accordance with Policy TB15 of the MDD Local Plan.
- 5.8 The Planning Officer stated in their Delegated Report for the previous application (ref: 192231) that “It is not considered that the provision of additional units would harmfully impact the vitality or viability of the district centre. Especially as there appear to be a significant number of other residential units in adjacent buildings”.
- 5.9 The principle of redeveloping the site and increasing the number of residential units on site is therefore considered to be acceptable.

Character and Appearance of the Area

- 5.10 Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that ‘maintain or enhance the high quality of the environment’. Policy CP3 of the Core Strategy states planning permission will be granted if development is ‘of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design’ and contributes ‘to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping’.
- 5.11 The site is located on Reading Road, a busy route between the towns of Reading and Wokingham. Winnersh is a linear settlement along Reading Road and the character of the area reflects this, with differing styles of buildings, all of a mixed age, style and scale.
- 5.12 Although the proposed building is 2.5 storeys in height, it has been redesigned to be more in keeping with the surrounding development, ensuring

that the height of the building is in line with the existing development along Reading Road whilst limiting any impact on 428 Reading Road.

- 5.13 It is clear that there is a varied character in this location and as such, this high-quality design of building should be recognised as contributing to this character and improving the streetscene over what is existing. The proposed development, therefore contributes to the character of the area through its design and appearance.

Residential Amenity

- 5.14 All of the proposed residential units meet the internal space standards as set out in Policy TB07 of the MDD Local Plan.

- 5.15 An area of external amenity space is proposed to the rear of the building for communal use by future residents. The amenity space provided is adequate for the number of residential units proposed on the site and in any case is an improvement over the existing situation in which there is no amenity space for current residents.

- 5.16 The building has been set back in the plot to prevent any impact on 428 Reading Road, adjacent to the site. The building has been moved compared to the previous proposal (ref: 192231) to prevent overshadowing to the garden of 428 Reading Road and has reduced in its scale and massing to become more in keeping with the surrounding development.

- 5.17 The proposal is not overbearing to neighbouring properties and maintains adequate separation distances between other buildings.

Transport and Parking

- 5.18 A Transport Statement has been prepared by Motion and submitted with this application.

- 5.19 The existing access onto Reading Road is a dropped kerb footway crossover which spans the whole of the Application Site frontage. This arrangement would be retained as existing and is in keeping with similar sites in the immediate locality.

- 5.20 The Application Site is well located to encourage new residents to make a significant number of journeys for all journey purposes by walking, cycling and using public transport. The proposed development therefore presents an opportunity to provide new residential development at a location that is already accessible by a variety of modes of transport and would therefore have the potential to reduce reliance upon the private car.

- 5.21 The restaurant uses would be well located in an established residential area with a large volume of potential clientele and staff situated within a short walking

or cycling distance of the site and with conveniently located public transport links. The proximity to other local shops would also provide significant opportunity for linked or pass-by trips.

- 5.22 In terms of car parking, for the proposed 4 No. one-bedroom and 2 No. two-bedroom residential apartments, the applicable Wokingham Borough Council standards specify that where parking provision is unallocated, a single space per one and two-bedroom dwellings is required. The standards go on to state that where at least 50% of the parking is unallocated, no further visitor parking provision is required.
- 5.23 The existing site currently has 20 car parking spaces in total (although only around 18 of these could be legitimately re-provided). Based on the observed parking during a site visit, the existing residential accommodation appears to generate parking demand for around 8 vehicles. This would leave around 12 spaces available for use by the two existing restaurant units.
- 5.24 Based on an analysis of the available TRICS survey data of both the restaurant and takeaway restaurant uses the proposed 180m² GEA restaurant and 48m² GEA takeaway restaurant are together predicted to generate a peak parking demand of between 4 vehicles and 7 vehicles. Therefore, the 11 car parking spaces proposed to serve the redeveloped restaurants are expected to be adequate for the predicted peak demand and hence the proposed volume of provision is therefore appropriate.
- 5.25 The proposed 11 spaces for the restaurant units would comprise 5 bays to the front of the site and 6 bays to the rear of the site. Based on the estimated demand, the additional parking to the rear of the site would only be used at peak times.
- 5.26 In addition to the proposed car parking, provision would be made for a powered two-wheeler (PTW) parking/waiting area which would cater for up to 2 PTWs at any given time. This exceeds the applicable standards which require (for A3 and A5 uses) one PTW space per 20 car parking spaces.
- 5.27 Therefore, 6 unallocated parking bays will be provided in the rear parking court for the exclusive use of residents. These bays would be clearly marked for 'residential use only' through signage and markings. The provision of 100% unallocated parking is the most efficient solution, is in keeping with adopted standards and guidance, and is appropriate given the highly accessible location.
- 5.28 A full justification of the car parking proposed on site is set out in the Transport Statement.
- 5.29 Pedestrian and cycle access for the proposed dwellings would be provided by the shared surface driveway access which leads to the side and rear pedestrian access points into the building. An advisory pedestrian route is proposed to raise driver awareness and to increase pedestrian priority. The proposed pedestrian

cycle store is also located to the rear of the site and would provide at least 8 spaces for residents and their visitors.

5.30 Access for the commercial uses would be direct from Reading Road. There is a 2m wide pedestrian area to the front of the building and 2 Sheffield stands are proposed in this area, between the access points to the two units.

5.31 The application is therefore deemed to be in accordance with Policy CP1 and CP6 of the Core Strategy and Policy CC07 of the MDD Local Plan.

Refuse Provision

5.32 It is not expected that a WBC refuse vehicle is currently able to reverse into the rear parking area of the Application Site for the collection of residential refuse. It is therefore assumed that operatives currently collect refuse from the rear of the site to a refuse vehicle located at the frontage of Jasmine House. The proposed parking layout would allow a WBC refuse vehicle to continue into the Application Site frontage for the collection of refuse. A new purpose-built residential bin store is proposed within the side of the building adjacent to the side access. These two amendments would together reduce the necessary collection distance for refuse collection operatives to under 25m. Wokingham's Waste and Recycling Guidance Notes for Developers states: "Ideally collection points should not be further than 25 meters from the collection vehicles". This would therefore represent an improvement over the existing arrangement.

5.33 Commercial refuse collection is expected to operate in a similar fashion to the residential collection, and a suitably sized collection vehicle would be employed for this purpose. The commercial bin store is also located within the side of the building adjacent to the side access.

Drainage/ SUDs

5.34 As the site is already developed and mainly covered in hardstanding, a surface water strategy is not considered to be required prior to determination. A condition requiring submission of a drainage strategy plan and any other supporting information is appropriate for this application.

Sustainability/Energy

5.35 Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which requires a 30% reduction in carbon emissions. This is equivalent to Code level 4 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

a) The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to

- create an excellent SAP rating;
- b) Use of locally sourced, recycled materials and labour where practicable
- c) Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.
- d) Refuse and recycling facilities to be provided to work with the Council's existing waste and recycling collection service
- e) Secure cycle provision to encourage sustainable modes of transport
- f) 'A' rated electrical appliances and energy saving light fittings
- g) 'A' rated double glazed windows with natural cross ventilation provision
- h) Recycling of waste construction materials where practicable

The proposal is therefore considered to comply with sustainability objectives in this respect.

Ecology

- 5.36 Policies CP7 of the Core Strategy and TB23 of the MDD Local Plan relate to Biodiversity and Development.
- 5.37 The building is not located in habitat which matches that where bat roosts have previously been found in the borough and it is surrounded by habitat offering very limited habitat suitable for use by foraging or commuting bats. The site falls within the council's great crested newt consultation zone.
- 5.38 It was confirmed by the Council's Ecologist in the previous application (ref: 192231) that the existing building does not appear to contain features suitable for use by roosting bats, particularly given its urban location. The closest records for great crested newts (in a nearby garden pond) are over 200 meters from the site. The Council's Ecologist also confirmed that given the surrounding habitat (particularly immediately surrounding the site which comprises hardstanding) it is considered very unlikely that great crested newts would be affected by the proposals. For the reasons discussed above, since protected species and priority habitats are unlikely to be affected by the proposals, they have raised no objection to the proposal. For this reason, it was considered that the proposal was acceptable in this regard.
- 5.39 The situation has not changed in the time that this conclusion was made by the Council's Ecologist and therefore the proposed development is deemed to be acceptable in regards to biodiversity.

Demolition/ Construction

- 5.40 Demolition and construction management plans are proposed for control by pre-commencement condition to protect the amenity of neighbouring residents, and the safety of site users during the build timescales. The management plans would include measures such as;

- a) Hours of operation (not on Sundays or Bank Holidays)
- b) *Vehicle site access arrangements*
- c) Material storage locations
- d) *Wheel washing to prevent debris onto the Highway*
- e) Demolished material dampening to reduce dust; and
- f) *Any other matters required in a pre-commencement condition as suggested by and agreed with the Planning Authority.*

Affordable Housing

5.41 Policy CP5 of the Core Strategy states that all residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will provide up to 50% of the net additional units proposed as affordable dwellings, where viable.

5.42 As the current building comprises of two existing residential units, the proposed development provides a net increase of four dwellings overall. This therefore does not hit the trigger of Policy CP5 and as such no affordable housing is required on-site or as an off-site financial contribution.

Community Infrastructure Levy

5.43 The proposed development is CIL liable. The relevant forms have been completed and submitted with the application.

6 Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered that the proposed development would make an effective use of land without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission be granted.