

Planning statement

Change of Use from Class E(Café shop/Restaurant) to Sui Generis

Java Café 398 Reading road, RG415EP

Introduction

This planning statement supports a full planning application for the change of use of 398 Reading Road from Class E (Café shop/Restaurant) to Sui Generis use to allow the sale of alcohol and a slight extension of opening hours. The application seeks to allow the sale of alcohol for consumption on the premises.

Site and Existing Use

The site currently operates as a Café shop/Restaurant (Class E) and forms part of an existing car wash facility on the Reading Road in Winnersh. The property has no external alterations proposed as part of this application.

Proposed Development

The proposal seeks permission for:

- Change of use from Class E to Sui Generis (sale of alcohol)
- Extended opening hours:
 - Weekdays: 7.00 am to 9.00 pm
 - Weekends: 8.00 am to 9.00 pm
- The premises will remain primarily food-led, with alcohol served as an ancillary offering.
- No physical alterations are proposed either internally or externally.

The proposal is for the sale of alcohol for consumption on the premises. The alcohol offering will complement the existing food and beverage menu, enhancing the customer experience in line with similar cafes in the area.

Planning Policy Context

National Planning Policy Framework (NPPF) 2021):

The NPPF encourages sustainable development that supports economic growth and the vitality of local communities (Section 6 – Building a strong, competitive economy). The framework supports the re-use of existing commercial premises and flexible use to meet market demands, provided that adverse impacts such as noise, traffic, or disturbance are mitigated.

Wokingham Borough Local Plan (adopted Jan2019):

- Policy CP1 (Sustainable Development Principles): Promotes sustainable economic growth that respects the local environment and the amenities of neighbouring properties.
- Policy P3 (General Infrastructure and Design): Requires developments to not adversely affect the local environment or amenity, including through noise or disturbance.
- Policy TC1 (Town and Local Centres): Supports the vitality and viability of town centre uses that enhance the retail and leisure offer, contributing positively to local economic growth.
- Policy CC07 (Noise): Requires developments to demonstrate that noise will not cause unacceptable disturbance to nearby occupiers.

The proposal aligns with these policies enabling by continued use of a commercial premises within a mixed-use site without causing unacceptable impacts.

Assessment of Impacts

- **Noise and Disturbance:** The sale of alcohol is proposed within the existing building with no external amplification or entertainment. The extended opening hours are moderate and align with typical trading hours in the area. Given the commercial context and absence of nearby sensitive residential receptors, the proposal is not expected to generate significant noise or disturbance.

- **Traffic and Parking:** No changes to parking or access are proposed. The site's existing facilities, including the car wash, provide sufficient parking and vehicular access.
- **Visual Impact:** No external alterations are proposed; therefore, the proposal will not affect the visual character or appearance of the site of street.

Conclusion

The proposed change of use from Call E to Sui Generis with the sale of alcohol and extended opening hours at 398 Reading Road is consistent with national and local planning policies. It will maintain and enhance the commercial viability of the site without adversely affecting the environment, local amenity, or highway safety.

Accordingly, it is respectfully requested that planning permission be granted.