PRIOR APPROVAL PLANNING STATEMENT

(PA3)

266 KENTWOOD HILL, TILEHURST, RG31 6DR

PROPOSAL: PRIOR NOTIFICATION UNDER TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS MA. CONVERSION OF THE REAR GARAGE AS ANCILLARY USE AND THE REAR OF THE USE CLASS E COMMERCIAL & BUSINESS UNIT TO 2 X USE CLASS C3 STUDIO FLATS (UNDER CLASS MA)

APPLICANT: ROBERT SMITH

Date: July 2023

Revision: 1.0

1.0 INTRODUCTION

1.1 This statement has been to support the Prior Notification application for the conversion and accompanies the followings:

i) Prior Approval Application
ii) CIL Form
iii) Application Drawings
iv) Flood Risk Map from the Environmental Agency
v) Noise Assessment Report

for the conversion of 266 Kentwood Hill, Tilehurst, Reading, Berkshire, RG31 6DR, from commercial, business and service (Use Class E) to 2 residential units (Use Class C3). The application site has a two-storey detached building with direct vehicle access from Kentwood Hill.

Figure 1: Shows the location of the application site (with the red dot)

1.2 Class MA of Part 3 of Schedule 2 of the General Permitted Development Order sets out the relevant permitted development criteria.

1.3 The Class E Commercial and Business unit and its ancillary garage have been vacant for more than 3 months and had a continuous period of use for more than 2 years prior to the application.

1.4 The proposed is similar to the adjacent site 264 Kentwood Hill with which as similar Class MA approvals.

1.5 For the avoidance of doubt, the building is not is not listed or located in a conservation area. The proposal does not require any alteration to the exterior of the host building.

1.6 The building is not within an area of outstanding natural beauty, specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981, the Broads, a National Park or a World Heritage Site.

1.7 Class MA sets out that such development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

a) transport impacts of the development, particularly to ensure safe site access;
b) contamination risks in relation to the building;
c) flooding risks in relation to the building;
d) impacts of noise from commercial premises on the intended occupiers of the development
e) where –
(i) the building is located in a conservation area, and
(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
f) the provision of adequate natural light in all habitable rooms of the dwellinghouses,;
g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
h) where the development involves the loss of services provided by—
(i) a registered nursery, or
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.

1.8 The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in sub-paragraph (5), for "and highways impacts of the development" there were substituted "impacts of the development, particularly to ensure safe site access".

1.9 Paragraph W of Part 3 of Schedule 2 of the General Permitted Development Order sets out the procedure for applications for prior approval and states that applications should be accompanied by a written description of the proposed development together with a plan indicating the site and the proposed development. This document provides the site address and a description of the development. In addition, a site location plan and floor plans are submitted with this application. The following sections discuss the conditions required under MA.2(2)(a) to (g).

2.0 ASSESSMENT AGAINST CLASS MA 2(2) CONDITIONS

2.1 TRANSPORT IMPACTS OF THE DEVELOPMENT (MA.2(2)(A))

2.1.1 The development site is a highly sustainable location in close proximity to public transport links and the nearest Tilehurst Station is located within a 4-minute walk from the site which provide good connections to the neighbouring areas.

2.1.2 The proposed conversion will not result in any significant traffic generation and will have no greater impact in transport terms than the existing commercial use. Site access is considered to be highly safe due to the close proximity to all the facilities above and short distance walk from the site entrance to the host building.

2.1.3 Cycle storage unit of 1 bicycle per proposed residential unit is also proposed as part of the application.

2.1.4 A total of 2 x 240L refuse bins are proposed for each resident unit as part of the application.

2.1.5 All residents and visitors will have a variety of choice in their mode of transport. They will not have to rely solely on the private car. The site fully complies with the latest local, regional and national guidance and concepts for sustainable development.

2.2 CONTAMINATION RISK (MA.2(2)(B))

No surveys have been undertaken however the land within the site is not known to be contaminated.

2.2 FLOOD RISK (MA.2(2)(C))

2.2 The site is located in Flood Zone 1 with a low probability of flooding, according to the flood risk map from the Environment Agency. Therefore, the proposed change of use without any external alteration work will not increase the flood risk.

2.3 IMPACTS OF NOISE FROM COMMERCIAL PREMISES (MA.2(2)(D))

2.3.1 A separate noise assessment report has been provided to support this part of the application. The outcome of the assessment has suggested that the noise from the neighbouring properties

would not lead to any negative impact on the future occupants of the proposed unit(s) and therefore would acceptable and meet the Class MA condition MA2.(d).

2.4 IMPACT OF THAT CHANGE OF USE ON THE CONSERVATION AREA (MA.2(2)(E))

2.4.1 The proposed change of use requires no alterations to the existing mass and scale of the existing building and will not alter the external appearance of the existing building.

2.5 PROVISION OF ADEQUATE NATURAL LIGHT IN ALL HABITABLE ROOMS (MA.2(2)(F))

2.5.1 The proposed building has sufficient glazed area which will provide adequate natural lighting to all the proposed habitable areas. As a result of the proposed development would comply with the requirements set under this particular condition.

2.6 OTHER CONDITIONS (MA.2(2)(G)&(H))

2.6.1 The above conditions are not applicable to the development because the proposed site is not within an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

2.6.2 The change of use of the site will not impact on the local provision of the type of services such as a registered nursery or a health centre.

3.0 CONCLUSION

3.1 The above assessment demonstrates that the proposed development would be permitted development the Class MA of Part 3 of the GPDO 2015 and the procedural arrangements for the application have been followed. In light of the above it is clear that prior approval is not required in this instance.