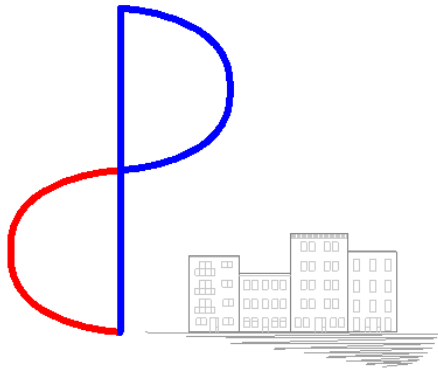




Christos & Sons
Building Solutions

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Date 14-03-2023

Ref.230251

Conversion of 117 Cumberland Road Class E (Formally B1(a)) to C3 (dwelling houses) to comprise 1 dwelling. Full Planning Application.

**The relevant forms have been completed with this application through the Planning Portal.
The relevant fee has also been paid.**

1.0.0. The Existing building & history

Consists of a two-story building located on the western side of Cumberland Road, it is a semi-detached property and has a large rear garden, a dropped kerb in front of the property and a front rough iron gate with access to parking space and the rear garden. The surrounding area primarily comprises of terraced properties. To the west is an area of hard standing used for car parking. Towards the south-east of the site a school and business uses are more common.

The last recorded use of the property was as a community office and meeting space until the March of 2018. It has been vacant since then.

RELEVANT PLANNING HISTORY

Application Number	Description	Decision
880159	ERECTION OF COMMUNITY HOUSE SIGN	Application Permitted on 21 Dec-88
890703	Renewal of temporary permission for use of premises for community purposes and the siting of a fun bus. Regulation 5 (for a period of 3 years)	Application Permitted on 22 Dec-89
920124	To vary planning conditions 2 and 3 of planning application 89/1272/RG to permit evening and weekend use of 117 Cumberland Rd for community purposes.	Application Permitted on 26 Jun-92
940081	Temporary use for community office and meeting space.	Application Permitted on 31 Mar-95
991634	Use as community office and meeting space.	Application Permitted on 13 Oct-99
221872	Conversion of 117 Cumberland Road Class E (Formally B1(a)) to C3 (dwelling houses) to comprise 1 dwelling. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015	Application withdrawn on

1.1.0. The proposal and supporting information.

The proposal is to convert the vacant office building Class E (f), E(g) (i) to provide 1No. two bedroom house.

House 1- 94.522m²

The conversion of the existing office to residential we believe it is supported in land use terms as it makes use of existing development contributing to the housing stock, in which there is an identified requirement for more dwellings.

There are not any external alterations proposed for the conversion of the office, so in terms of design and impact on the street there will be none.

As such there will be no detrimental impact on the living environment of the existing residential properties, or unacceptable living conditions for the new residential property.

The proposal would not breach the 45-degree light angles from the first floor windows so in terms of overlooking and privacy our development complies with the policy CC8.

Our dwelling is meeting the national minimum prescribed standards and is in line with the policy H5 of the Reading Borough Local Plan.

In terms of noise pollution our development will not have a negative impact as the conversion of the office to a dwellinghouse it will result in less road traffic.

The site is located in Zone 2, Primary Core Area of the Reading Borough Councils SPD and the parking requirement is 1 parking space per 2-bedroom dwelling which our proposal consists of.

The cycle storage in accordance with the Councils current standards is also considered in the proposal. A secured covered garden shed as per submitted plans.

Refuge storage provisions have been made, as per submitted plans.

The house size all complies with the Nationally described space standards. ie over 79sqm.

The application is accompanied by;

- a) A written description of the proposed development
- b) Plans indicating the site & showing the proposed development.
- c) Drawings prepared to an identified scale & showing-In the case of a building to be extended or altered, the external dimensions & elevations of the building both before & after the proposed extension or alteration.
- d) The developer`s contact address
- e) The developers E mail address.
- f) The required fee.

Heritage Statement

There will be no external changes to the front elevation in relation to this proposal.

Conclusion.

We believe the application complies with all the National and Local Planning policies and should receive a positive outcome.

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