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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Vail Williams LLP
Apex Plaza
Forbury Road
Reading
RG1 1AZ

Application No: 221906
Application type: Prior approval to mixed
use including flats - Class G

Applicant: Mr William Elphick

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Prior Approval for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use for x2 one bedroom flats (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

At: 153 Friar Street, Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 2 March 2023

Head of Planning, Development
& Regulatory Services

RE

Application At: 153 Friar Street, Reading

Application No: 221906

Application type: Prior approval to mixed use including flats - Class G

CONDITIONS & REASONS

1. In order to comply with the provisions of paragraph G.1 of Class G of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class G must be completed within a period of three years starting from the prior approval date.

2. The development shall be carried out in accordance with the details provided on the following submitted plans and documents:

2846 001P1 Site Location Plan

2846 003P1 Block Site Plan

2846 002P2 Existing and proposed plans

25739-HYD-XX-XX-RP-GE-1000 S2 P01 Desk study Contamination report, 2 September 2022

HYD-8984784 Groundsure insights County Series Map 1932-1933 HYD-8984785 Natural ground subsidence - collapsible deposits, Groundsure Location intelligence

25739-HYD-XX-XX-RP-Y-0001 P01 S2 Daylight and Sunlight Assessment, Hydrock, 2 September 2022

25739-HYD-XX-XX-RP-FE-0001, P01, S2, Fire Safety Strategy, Hydrock, 2 September 2022

25739 Rev 01 Level 00 to Level 02 Fire Strategy Drawings

25739-HYD-XX-XX-TN-FR-0001 P01 Flood Risk Statement

R-22-0103-TN-01A-153 Friar Street, Reading Transport note, Evoke 8 September 2022

25739 - HYD-ZZ-XX-RP-Y-1001-P02 S2 Acoustic Planning Report - Noise survey and impact assessment, Hydrock 15 December 2022

As received 19 December 2023

2846 004 P1 Existing and proposed elevations and section

As received 23 February 2023

Date: 2 March 2023



Head of Planning, Development & Regulatory Services *RE*

3. Land Gas risk assessment

a) The development hereby approved shall not be commenced until a site-specific land gas risk assessment in accordance with current guidance and a detailed land gas site investigation as necessary has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications for the development hereby approved.

Remediation Scheme

b) The development hereby approved shall not be commenced until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter.

Implementation of Approved Remediation Scheme

c) No part of the development hereby approved shall be first occupied until a validation report by an independent assessor demonstrating the remediation has been carried out fully in accordance with the approved scheme has been submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

4. The glazing, ventilation and any other mitigation specified including the sound insulation characteristics of the separating floor between ground and first floor shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application 25739 - HYD-ZZ-XX-RP-Y-1001-P02 S2 Acoustic Planning Report - Noise survey and impact assessment, Hydrock 15 December 2022. REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Date: 2 March 2023



Head of Planning, Development & Regulatory Services *RE*

INFORMATIVES

1. The development to which this prior approval relates are to be used as a dwellinghouses within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.
2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
3. It is likely that the works set out in this application will also require approval under the Building Regulations. Please contact RBC Building Control on 0118 937 2449 for advice.
4. All rubbish sacks shall be presented on Friar Street for the bin waste collection no later than 6am on the collection day and no earlier than 7pm the night before and returned to their storage location by the end of the collection day. Any waste presented on the street outside of this timeframe may be investigated as unauthorised disposal of waste.
5. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
6. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

Date: 2 March 2023



Head of Planning, Development & Regulatory Services *RE*

7. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

8. Any external works not specified on the approved plans may require separate planning permission. If you are in any doubt, please contact the Council.

9. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 2 March 2023



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.