

59a Basingstoke Road, RG2 0ER



Statement of Compliance

Conversion of existing
office (Class E / Bl(a))
into residential
accommodation (C3)

Issue: Planning

Date: March 2022

Ref: 814

Client: Redhatch Property
Management Ltd.



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Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class 0

Proposal: Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Site: 59a Basingstoke Road, Reading, RG2 0ER

This application seeks formal confirmation from the council that the change of use of the application site from office (Class B1(a)) to residential (C3) constitutes permitted development in accordance with the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class 0. Class 0 of the GPDO permits the change of use from office (B1) to Residential (C3).

In accordance with the legislation this application is accompanied by:

- (a) a written description of the proposed development;
- (b) a plan indicating the site and showing the proposed development; and
- (c) the developer's contact address.

In accordance with the condition, this 'Statement of Compliance' has been produced to accompany the application. The Statement sets out how the proposal complies with the legislation and confirms the change of use is acceptable in terms of transport and highways impacts, contamination risk and flooding risk.

This application is supported by the following plans and statements:

- A site location plan showing the site outlined in red and the proposed parking;
- Proposed plans to show the layout of the units following the change of use; and
- This statement setting out how the change of use complies with the legislation in terms of transport and highways, flooding and contamination.

Developers contact details

Redhatch Property Management Limited, 59a Basingstoke Road, Off Surrey Road,
Reading, UK, RG2 0ER

The proposed development

The proposed development comprises the change of use of the existing building from office (B1) to Residential (C3).

The existing office building comprises 47.9m²(GIA) of unrestricted B1 office use arranged over two floors with its own dedicated entrance. The proposed change of use will comprise of a 1 bedroom (1 person) self-contained residential units.

The existing two storey building is located to the behind No.59, and accessed of a private drive which spurs off Surrey Road. The building is of substantial construction and being a small-scale office building in a sustainable location is very well suited to conversion to residential use. Very few internal alterations are required but these are limited to the removal and insertion of non-load bearing partition walls. The building is well suited to residential conversion and will provide much needed high-quality housing which is a significant benefit.

Bins are currently stored on the shared access road and this will be the case for residential refuse collection.

Compliance with legislation

Schedule 2 (Part 3) Class 0 – Office to dwellinghouses sets out a number of criteria that the building test whether the office building benefits from the rights to change to residential accommodation. A summary of this criteria is listed below along side a short star

0.1 Development is not permitted by Class 0 if...

(a)the building is on article 2(5) land;

(b)the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order–

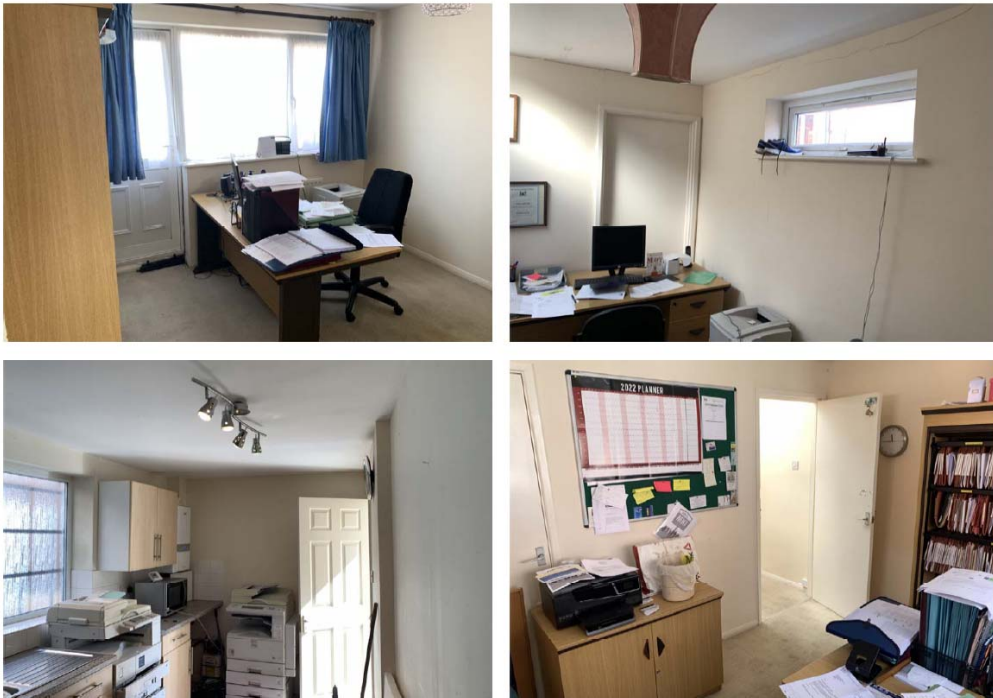
(i)on 29th May 2013, or

(ii)in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

(c)the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 30th May 2016;

The building is outside of article 2(5) land. The property has been in use as an office B1 (a) for since 2010, in recent years the applicant has operated his property management company Redhatch Property Management Limited from the application building, demonstrating use as an office building Class B1(a).

The photos below illustrate the current office setup, with two offices to the first floor and the kitchen/reprographics to the ground floor.



(d)the site is, or forms part of, a safety hazard area;

(e)the site is, or forms part of, a military explosives storage area;

(f)the building is a listed building or is within the curtilage of a listed building; or

(g)the site is, or contains, a scheduled monument.

The application site is outside of all these restricted areas and the building is not listed.

CONDITIONS

0.2 F3 (1) Development under Class O is permitted subject to the condition that before beginning the development, the developer must 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 and highways impacts of the development,

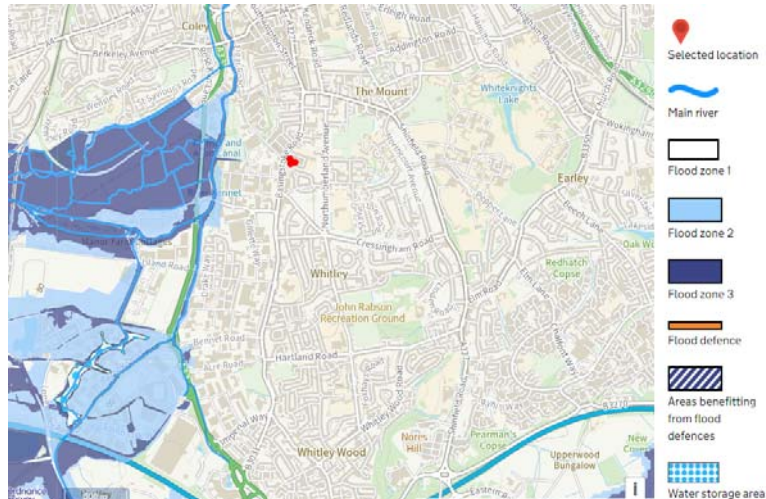
The proposed dwelling has no allocated parking, although Surrey Road is unrestricted and the current office users park on this road. The previous office users normally had two cars, serving the two employees. As proposal is for a small 1 person dwelling it is reasonable to suggest that the occupant would not have a car and rely on public transport; which is well provided for within the immediate area. Bus services on Basingstoke road regularly run to the town centre and the train station is a 15 minute walk.

(b)contamination risks on the site,

The previous use of the building does not indicate that there should be any contamination. Further, the proposed works to convert to a residential dwelling will not include excavation works.

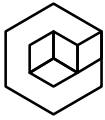
(c) flooding risks on the site,

The site is outside of a flood plain.



Summary

This statement illustrates that the application for Class 0 change of use complies with the legislation set out in Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3. On this basis Reading Borough Council should grant consent for this change of use application.



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