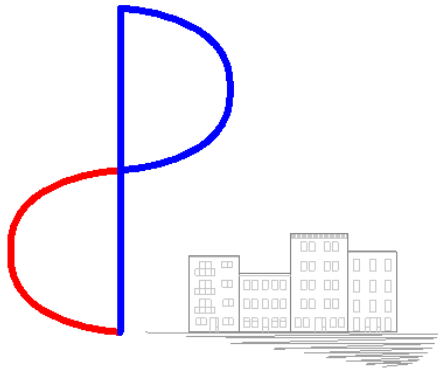




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Date 14-02-2023

Ref. 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

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. The property is therefore considered to fall within a Class E (formally B1(a)) use class.

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

1.1.0. The proposal

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

1.2.0. Development is not permitted by Class MA if ;

- a) *Unless the building has been vacant for a continuous period of at least 3 months. The building has been vacant for more than 3 months.*
- b) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class E(f) and E(g)(i)*
- c) *If the cumulative floor space of the existing building exceeds 1500sqm- it does not.*
- d) *The land covered or within the curtilage falls within parts (i) to (v)- it does not.*
- e) *The building is within parts (i) to (v)- it does not.*

- f) The site is not subject to an Agricultural Tenancy.
- g) The use of the building was not within Class 0 before August 2021.

1.3.0. Conditions

Before beginning development under Class MA the developer must apply to the LA for 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*- The development site is located within Zone 2, Primary Core Area of the Council's adopted Parking Standards and Design SPD which directly surrounds the Central Core Area and extends to walking distances of 2 kilometers from the center of Reading. The vacant site is located in Zone 2, Primary Core Area and the parking requirement in this zone 1 spaces per 2-bedroom dwelling. There is one off street parking space associated with this proposed development to the rear as shown on the site plan to service the 1No two bedroom house property.
- b) Considering (b), the existing use is E office use, there have been no hazards recorded on this site. The proposal is for a conversion of the building in the form of internal alterations. It is not expected there will be any substructure works required.
- c) Considering (c)- The site is within Flood Zone 1.
- d) *Impacts on noise from commercial premises on the intended occupiers* of the development – the adjoining buildings are currently in C3 residential, which will not create any noise issues for future occupiers of the building. On the opposite side of the property there are only C3 residential dwellinghouses, again there are no noise issues associated with this use.
- e) *The building is not located within a conservation area.*
- f) Considering (f) all the proposed habitable rooms are provided with adequate light & ventilation to comply with the Approved Documents.
- g) The area is not within a heavy industrial use.
- h) This is N/A

The house size all comply 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 required conditions under Class MA & therefore should receive a positive outcome.

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