

**Reading Borough Council
Civic Office
Bridge Street
Reading
RG1 2LU**

February 2023

Dear Sir/Madam,

Please find supporting cover letter/evidence to verify application for:

Application for Lawful Development Certificate for proposed accommodation for people in need of care at 63 Honey End Lane, Reading, RG30 4EL.

Studio Charrette has been instructed to act on behalf of Victoria Mcharo (the Applicant). This Application seeks a lawful development certificate for the proposed use of the dwelling house for people in need of care. The proposed use falls within the same class and would be residential accommodation to people in need of care, at 63 End Lane, Reading (the Application Site). This document outlines the proposal's compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and its compliance with Section 55 of the Town and Country Planning Act 1990.

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

Site Context

The application relates to 63 Honey End Lane located on a corner plot of this street. It is a three bedroom detached house within the settlement boundary of Reading. It is setback from the public highway with a front driveway. It is made of brick, has a pitched roof, and uPVC windows. The property does not have any restrictions or whether permitted development has been removed from the site.

The surrounding properties are of similar design, style with predominantly semi-detached along the street scene. The location of the proposed development does not appear to be in a conservation area or property being listed nor have an Article 4 Direction.

Planning history of the site:

None relevant

Figure 1 Site location:



The Proposal

The subject property is proposed to provide accommodations for three persons in need of care. The proposed use falls within the same class and would be for the care to people in need of care, therefore this does not involve any material change.

In accordance with permitted development right;

Section 191 of the Town and Country Planning Act 1990 recognised that a certificate of lawful use shall specify the land to which relates, describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class, gives the reasons for determining the use, operations or other matter to be lawful and specify the date for the certificate.

Section 55 of the Town and Country Planning Act 1990 is recognised as a consideration for the decision of the proposed scheme for a change of use. This sets out when planning permission is required in such circumstances. Permission is required for a ‘material change of use’ (Section 55(1)).

The key question as to whether use is incidental is whether there has been a change in the character of the use. Environmental factors, such as noise and disturbance arising, are relevant but that itself is not the test. For example, the actual disturbance may point to a nature or degree of use which is materially different from that of a dwelling house or its incidental purposes but is not the touchstone of the materiality of the change of use.

The proposed use as accommodation for three persons in need of care would not cause any harm to the existing property or surrounding neighbours and no significant change to the character of the area. There is no material change, as the proposal falls within the same use class and will not involve any material change to the property, therefore the principle of the development is established. The property is not listed and not in a conservation area. It would not involve any changes to the property. No impact on the character of the area are anticipated .

Conclusion

Overall, it is considered that the proposal is fully compliant with the GPDO. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with guidance of the National Planning Policy Framework. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a planning application prior to any decision notice.



If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,



RTPI
Chartered Town Planner

RIBA 
Royal Institute of British Architects