

PRIOR APPROVAL PLANNING STATEMENT

12 TILBURY CLOSE, CAVERSHAM, READING, RG4 5JF

PROPOSAL: PRIOR NOTIFICATION UNDER TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS MA. CHANGE OF USE FROM COMMERCIAL, BUSINESS AND SERVICE (USE CLASS E) TO 4 DWELLING (USE CLASS C3)

APPLICANT: SAVOYS PROPERTY DEVELOPMENTS LTD



Date: July 2022

Revision: 1.0

1.0 INTRODUCTION

1.1 This statement has been to support the Prior Notification application for the conversion and accompanies the followings:

- i) Prior Approval Application
- ii) CIL Form
- iii) Application Drawings
- iv) Flood Risk Map from the Environmental Agency
- v) Secondary Glazing Specifications
- vi) MVHR System Specification
- vii) Acoustic Assessment Report from Accon UK Environmental Consultants.

for the conversion of 12 Tilbury Close, Caversham, Reading RG4 5JF, from commercial, business and service (Use Class E) to 4 residential units (Use Class C3). The application site has a two-storey detached building with direct vehicle access from Tilbury Close.

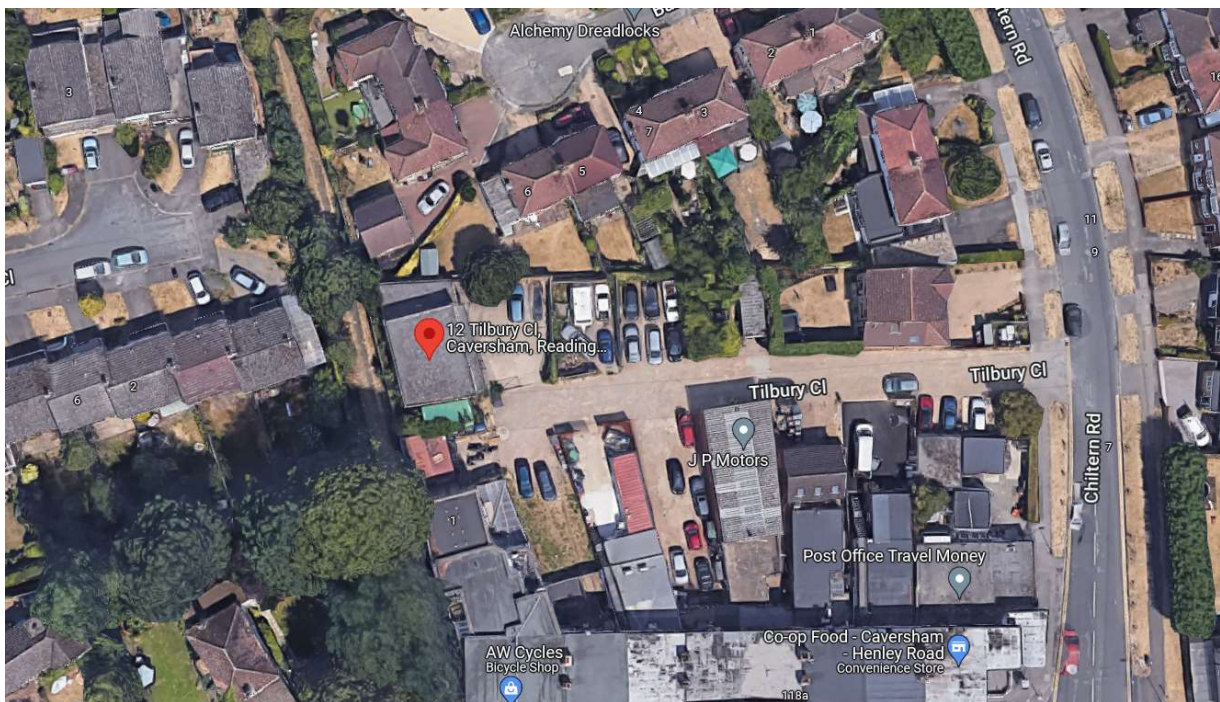


Figure 1: Shows the location of the application site (with the red dot)

1.2 Class MA of Part 3 of Schedule 2 of the General Permitted Development Order sets out the relevant permitted development criteria.

1.3 The unit has been vacant for more than 3 months and had a continuous period of use for more than 2 years as a commercial, business and service unit prior to the application. In the previous application 220313, the applicant submitted a letter from Field

Management Service confirming their company occupied the building from 2003 to 2021 as office and the unit has been vacant since 13 August 2021.

1.4 For the avoidance of doubt, the building is not listed or located in a conservation area. The proposal does not require any alteration to the exterior of the host building.

1.5 The building is not within an area of outstanding natural beauty, specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981, the Broads, a National Park or a World Heritage Site

1.6 Class MA sets out that such development is permitted subject to the condition that before beginning the development, the developer shall 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 impacts of the development, particularly to ensure safe site access;*
- b) contamination risks in relation to the building;*
- c) flooding risks in relation to the building;*
- d) impacts of noise from commercial premises on the intended occupiers of the development*
- e) where –*
 - (i) the building is located in a conservation area, and*
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;*
- f) the provision of adequate natural light in all habitable rooms of the dwellinghouses,;*
- g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and*
- h) where the development involves the loss of services provided by—*
 - (i) a registered nursery, or*
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.*

1.7 The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”.

1.8 Paragraph W of Part 3 of Schedule 2 of the General Permitted Development Order sets out the procedure for applications for prior approval and states that applications should be accompanied by a written description of the proposed development together with a plan indicating the site and the proposed development. This document provides the site address and a description of the development. In addition, a site location plan and floor plans are submitted with this application. The following sections discuss the conditions required under MA.2(2)(a) to (g).

2.0 ASSESSMENT AGAINST CLASS MA 2(2) CONDITIONS

2.1 TRANSPORT IMPACTS OF THE DEVELOPMENT (MA.2(2)(A))

2.1.1 The development site is a highly sustainable location in close proximity to public transport links and the nearest bus stops are located a 2-minute walk from the site and are known as Chiltern Road Bus Stops which provide good connections to Caversham Park Village, Central Reading and High Wycombe.

2.1.2 The nearest railway station to the site is Reading Station with a 30-minute walk from the site or accessible via bus which provided railway links to Central London and other areas.

2.1.3 There are currently 3 parking spaces on site and expandable to 4 with small re-arrangement.

2.1.4 The proposed conversion will not result in any significant traffic generation and will have no greater impact in transport terms than the existing commercial use. Site access is considered to be highly safe due to the close proximity to all the facilities above and short distance walk from the site entrance to the host building.

2.1.5 Cycle storage unit for 4 bicycles is also proposed as part of the application and will be located to the side of the building.

2.1.6 Refuse storage unit comprise of 2 x 1100L bins is proposed and will be located towards the front of the building.

2.1.7 All residents and visitors will have a variety of choice in their mode of transport. They will not have to rely solely on the private car. The site fully complies with the latest local, regional and national guidance and concepts for sustainable development.

2.2 CONTAMINATION RISK (MA.2(2)(B))

No surveys have been undertaken however the land within the site is not known to be contaminated.

2.2 FLOOD RISK (MA.2(2)(C))

2.2 The site is located in Flood Zone 1 with a low probability of flooding, according to the flood risk map from the Environment Agency. Therefore, the proposed change of use without any external alteration work will not increase the flood risk.

2.3 IMPACTS OF NOISE FROM COMMERCIAL PREMISES (MA.2(2)(D))

2.3.1 Due to the close distance between the proposed site and the nearby MOT centre, it is recognised that certain amount of noise impact would be result from the day time operation of the MOT centre.

2.3.2 However, the acoustic consultant has carried assessment and concluded that with the installation of secondary glazing with MVHR system would reduce the noise impact to the future occupants to a safe and acceptable level.

2.3.3 In view of the above, the applicant is proposing to have the following work carried out to improve the sound insulation:

- a) Installation secondary glazing with SelectaGlaze “Series 10 Slimline - 6.4mm glass with 150mm cavity”:

(<https://www.selectaglaze.co.uk/products/series10-slimline-horizontal-sliding>)

(<https://www.selectaglaze.co.uk/benefits/window-noise-insulation>)

with specifications as follows

NOISE INSULATION MEASURED IN COMBINATION WITH A PRIMARY WINDOW

GLASS	50MM CAVITY	100MM CAVITY	200MM CAVITY
4 – 6.4 mm	39 dB (Rw)	43 dB (Rw)	45 dB (Rw)
6.8 mm	40 dB (Rw)	44 dB (Rw)	46 B (Rw)

- b) Installation of Mechanical Ventilation with Heat Recovery (MVHR) system to provide adequate ventilation with cool air bypass to avoid the need to open windows for ventilation and to meet the building regulations.

2.3.4 The applicant understand that the previous prior approval application was withdrawn due to the lack of solution for the installation of MVHR system.

2.3.5 The current proposal has adopted the existing window opening at the rear of the building for the installation of MVHR inlet and outlet ducting within the fabric of the building without the need for new openings which will require planning permission and does not cover under the Class MA application.

2.3.6 However, the applicant would like to point out that the alteration to existing building fabric such as new flue or window openings would be permitted under the GPDO 2015 Schedule 2 Part 7 Class F, hence this would give the applicant the fallback position to make the necessary alterations to the building on the ground floor level prior to the submission of the prior notification application.

2.3.7 In addition to the above, in the appeal application APP/L5240/W/15/3136875 (135 North End, Croydon CR0 1TN) the planning inspector stated in his decision (para. 12) that:

“W(2)(b) requires the submission of a plan indicating the site and showing the proposed development. It does not require that the plan should include any building operations. If the submitted plan does do so then they could not be approved under the prior approval process for Class O since Class O does not cover such operations. However that should not prevent consideration of both the principle of the change of use under Class O and of the other relevant matters such as transport impacts. It would remain open to the successful applicant for prior approval to make a separate application for planning permission for any external alterations that are necessary to implement the change of use.”

2.3.8 The marked locations for the MVHR inlet / outlet would be there for illustration purpose and to demonstrate that such system can be installed to facilitate the conversion with the help of MVHR (and secondary glazing) to reduce the noise impact.

2.3.9 Since there is no alterations to the building under the current prior approval application, the applicant considers the proposed works to reduce noise impact to the future occupants would be acceptable and meet the Class MA condition MA2.(d).

2.4 IMPACT OF THAT CHANGE OF USE ON THE CONSERVATION AREA (MA.2(2)(E))

2.4.1 The proposed change of use requires no alterations to the existing mass and scale of the existing building and will not alter the external appearance of the existing building.

2.4.2 Therefore, it is considered that the proposal not have a detrimental impact on the character and sustainability of the conservation area.

2.5 PROVISION OF ADEQUATE NATURAL LIGHT IN ALL HABITABLE ROOMS (MA.2(2)(F))

2.5.1 The proposed building has sufficient glazed area which will provide adequate natural lighting to all the proposed habitable areas. As a result of the proposed development would comply with the requirements set under this particular condition.

2.6 OTHER CONDITIONS (MA.2(2)(G)&(H))

2.6.1 The above conditions are not applicable to the development because the proposed site is not within an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

2.6.2 The change of use of the site will not impact on the local provision of the type of services such as a registered nursery or a health centre.

3.0 CONCLUSION

3.1 The above assessment demonstrates that the proposed development would be permitted development the Class MA of Part 3 of the GPDO 2015 and the procedural arrangements for the application have been followed. In light of the above it is clear that prior approval is not required in this instance.