

Planning Statement relating to demolition of B1c workshops & construction of 1no detached dwelling under Class ZA of the General Development Order 2020.

Ref. 9170

Date. 16-09-22

Class ZA deals with the demolition of buildings and construction of new dwellings in their place.

Permitted Development;

Development consisting of works for the demolition of any single detached building, comprising premises established for an industrial process falling within Class B1c (now Class E (g) (iii) updated on 1st September 2020) existing on 12th 2020 together with its replacement by a single building covered by sub paragraph 2 below to comprise 1no detached dwelling two storeys in height with ceiling heights no greater than exists within the original building. Plot 1 will benefit from a basement (3) (a) allowed within Class ZA

Recent planning history.

There appears to be no planning history on this site however the building is rated by Reading Borough Council as workshop & premises (see latest rating letter dated 18.03-22).

There are also internet examples of it being in use as a Workshop enclosed.

The current owner has been using the building since 2015 for repairing & making furniture/fittings for their property portfolio.

Since the lockdown they have not used the building & now want to benefit from the ZA prior application before the Article 4 direction comes into effect in November 22.

The proposal

The proposal is to demolish the existing workshop & construct a one bedroom detached dwelling 64sqm GIA over two storeys over the existing footprint.

1no parking space is proposed with new vehicular access together with soft landscaping.

Reviewing the requirements of Class ZA;

Development not permitted by Class ZA

- (a)
 - i. The building is not occupied in any way under an agricultural tenancy.
 - ii. Does not form part of article 2(3) land
 - iii. Does not form part of a site of special scientific interest.
 - iv. Does not form part of a listed building
 - v. Does not form part of a scheduled monument
 - vi. Does not form part of a safety hazard area.
 - vii. Does not form part of a military explosives storage area.
 - viii. Is not within 3 kilometer of a perimeter of an aerodrome.
- (b) The building was constructed before 1989.
- (c) The old buildings do not exceed 1000sqm.
- (d) The highest part of the buildings are less than 18m.
- (e) The building has been vacant for more than 6 months.
- (f) The buildings are not rendered unsafe by the person having an interest in the land.
- (g) The demolition is not a relevant demolition.
- (h) The footprint of the new building does not fall outside the old building.
- (i) No part of the new building is closer to the highway than the old building.
- (j) The height of the new building will not at any point exceed 7m above the height of the old building above ground level.
- (k) The new buildings do not have more 2 more storeys than the old building.
- (l) The new building has two more storeys than the old building & the floor to ceiling heights of the additional floors measured internally will not be greater than 3m.

Conditions;

(a) Transport & Highways impacts of the development.

The proposed development consists of 1no 2 storey detached dwelling placed exactly on the old footprint of the commercial building.

- 1 parking space has been provided.
- Cycle storage can easily be provided within the private garden areas.

(b) Contamination

- This is a very small commercial building with light use, it is not located in a general industrial area but within an established residential location within Adelaide Road.
- The surfaces are all impervious with little chance of ground contamination.

(c) Flooding

The site is within Flood zone 1

(d) Design of the building

- The design of the building has been limited to 2 storeys in keeping with the surrounding dwellings.
- The buildings work with & respond positively to existing topography.
- The buildings have visual interest created by attractive detailing, the use of high quality materials, depth & shadow lines & fenestration.

The joinery is proposed as dark grey aluminum together with the rainwater goods.
The layouts comply with the National space standards.

(e) Appearance of the new buildings

The appearance of the building is in keeping with the character of the area.

(f) The provision of natural light

The buildings have been designed to provide good natural light & ventilation.

(g) The impact of the development on the amenity of neighbouring premises.

The proposed development does not impact any existing neighbouring premises.
There is no direct overlooking.

(h) Impacts of noise from any commercial property.

There are no further commercial properties in the area.

(i) Impact of on business & new residents of the new development.

This is irrelevant as this is an isolated B1c use.

(j) The impact of the development on heritage & archaeology.

There are no issues on this front.

(k) The method of demolition.

- As this is a small single storey building, demolition will be quite straight forward after obtaining a Section 81 approval from Building control, the pavement directly in front of the building will require temporary closure (via agreement with the Highway Authority) to allow safe demolition.
- The roof will be carefully removed & then the structure will be demolished by hand.
- A small machine will remove the foundations.

(l) Plans for landscaping of the development, including the planting & maintenance of shrubs & trees.

- A landscaping scheme is enclosed within the site plan.
- A bin collection area has been provided on the frontage.

(m) Air traffic & defense.

N/A

Conclusion

The demolition of the workshop & the erection of 1no dwelling complies with the legislation within Class ZA of the Town & Country Planning (General Permitted Development) (England) (Amendment) (No 2) Order 2020.

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