

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2015 (as amended)**

To: Bell Cornwell
Unit 2, Meridian Office Park
Osborn Way
Hook
RG27 9HY

Application No: 211228
Application type: Office use to dwelling
house - Class O, Part 1 GPDO 2015

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS O, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2015 (as amended)**

Applicant: Delta House Development Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 11 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 70 South View Avenue Caversham Reading

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 13 April 2022



Head of Planning, Development
& Regulatory Services

Application At: 70 South View Avenue Caversham Reading

Application No: 211228

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

REASONS FOR REFUSAL

1. Development works at the application site has commenced before written notification has been issued for this Prior Approval application for change of use from office to dwelling. These works mean that the application site is no longer B1a and the change to C3 dwellinghouse sought by this prior approval application is now contrary to Paragraph W of Part 3 of Schedule 2 to the General Permitted Development Order. Therefore, this Prior Approval application should be refused.

INFORMATIVES

1. In reaching its decision, the Local Planning Authority took into account the following drawings:

10258 Delta house application letter, dated 26 July 2021, by Bell Cornwell

778 001 PL00 Site location & Block plan

778 010 PL01 Existing ground floor plan

778 011 PL00 Existing first floor plan

778-017-PL01-Proposed Bike and Bin Stores

20324 Topographical survey

Reynaers CS77 Aluminium product window specifications

2015/5892A Rev B Mod as per request Flood Barrier arrangements Buffalo 400

Buffalo Heavy Duty flood systems leaflet

Reynaers CF77 Aluminium door specifications

Decision notice 201411 70 South View Avenue

YE8922 Issue 01 - Phase 1 Desktop Report V2, dated September 2020 by Your environment

WA/2020/128456/02-L01 Environment agency response to planning application 201411 CIL form

As received 27 July 2021

QFRA 1754 Version 1.0 Flood Risk Assessment FRA Report Delta House 70 South View Avenue, dated 23/09/2020 by UK Flood Risk (Appendix A Collection of figures, Appendix C Environment Agency's Data and information)

TFC Floodwall spec for Delta House, The Flood Company

As received 3 September 2021

778-016-PL04 Proposed Site Plan including plans of the flood barrier/wall

As received 16 September 2021

Date: 13 April 2022



Head of Planning, Development
& Regulatory Services

778 025 PL03 Proposed ground floor plan
778 026 PL02 Proposed first floor plan
As received 29 September 2021

FRA Addendum December 2021
Received 19 January 2022

A220201-R01A Geo-Environmental Phase 1 Desk Study, Adeptus consulting, February 2022
As received 24 February 2022

FRA Addendum April 2022
Received 8 April 2022

2. The applicant has also failed to sufficiently demonstrate the proposed change would be acceptable in relation to the mitigation of flooding risks due to the requirements for external works on site not covered by an OPA planning application and would therefore give rise to unacceptable harm on the living conditions of future occupiers. Prior approval is refused on the basis that the development does not mitigate flooding risks contrary to the requirements of paragraph O.2 (1) (c) of Schedule 2, Part 3 of the GPDO and works have commenced in contravention of Paragraph W of Part 3 of Schedule 2 to the General Permitted Development Order.

Date: 13 April 2022



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 13 April 2022



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