

Date. 29-08-22

Ref. 9063-21

34 St Marys Butts Reading RG1 2LQ

Conversion of rear of ground floor Class E premises to provide 1no 1 bed flat of 44sqm under Class MA of the Town & Country Planning Act GPD 2021.

The relevant forms have been completed with this application including the developers contact address & e mail through the Planning Portal.
The relevant fee has also been paid.

1. The Existing building & recent planning history.

The existing building consists a vacant commercial building that was in Class E (c) (i) as a Co op Bank upto 22-05-18 which includes ancillary office space on the first & second floors.
The site has been subject to several successful planning applications;

App Ref. 201349

Proposal: Change of Use of first and second floors from Class E to 4 x flats (C3 use) (2 x 1-bed, 2 x 2-bed) including rear extension, retention of E use class at ground floor and changes to the ground floor frontage. (amended)

App Ref. 190364

Proposal: Change of Use of first and second floors from A2 (financial services) to C1 (providing four serviced apartments) and of the ground floor from A2 (financial services) to A1 (providing for a coffee shop/café) with changes to the ground floor frontage.

None of the above approvals will be implemented.

App Ref. 211328

Change of use of 1st and 2nd floors from Class E (Commercial, Business and Service) to C3 (dwelling houses) to comprise 4 1-bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (Amended Description).
This has been implemented & completed.

App 211696

Alterations to rear of ground floor commercial premises to remove strong room and incorporating new door and window openings.

This has been implemented & completed.

App 220489

First and second floor rear extension to existing flats. New shopfront to the ground floor and replacement of first and second floor windows and ground floor access door (Amended Description)

This has been approved & conditions are being prepared for submission.

2. The proposal

The proposal is to convert the rear of the premises to provide a self contained 1 bed flat, entrance from the side access way.

Bin & cycle storage has already been shown & approved in previous applications. This will be utilised for this scheme.

3. 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 since 22-05-18
- b) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class A2*
- 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 development is not associated with Class O.

4. 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 site is located within the town centre close to all local amenities & all transport links. There is no on site parking provision.
- b) *As the previous uses were for financial services & before perhaps retail there is little or no risk of contamination within the site.*
- c) The site is within flood zone 1
- d) *Impacts on noise from commercial premises on the intended occupiers of the development – A noise report is enclosed as submitted for App ref. 201349 which*

should be sufficient as this is a similar proposal.

- e) *The building is located within a conservation area* & involves the change of use of part of the ground floor, this being the rear area only. A Heritage report is enclosed which was submitted as part of the approved application Ref 201349 which should be sufficient as this is a similar scheme.
- f) *There is adequate light to all habitable rooms*, a daylighting survey will be forwarded shortly.
- g) The area is not within a heavy industrial use.
- h) This is N/A

The flat sizes all comply with the Nationally described space standards. ie over 37sqm.

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) A heritage report.
- e) The developer's contact address
- f) The developers E mail address.
- g) The required fee.

Included also is a noise report.

Conclusion.

We believe the application complies with all the required conditions under Class MA & therefore should receive a positive outcome.

Chris Keen MRICS MCABE

