



Planning

Prior Approval Statement

Client:

Mr Brad McCoud

3 Prospect Street

Caversham, Reading, RG4 8JB

Development under Prior Approval

Emily Temple **BSc(Hons)MSc MRPTI**

www.etplanning.co.uk

CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

Contents

1.	Introduction	1
2.	Site Location and Description	2
3.	Planning History	2
4.	Development Proposals	3
5.	Assessment of Proposal	3
6.	Policy Assessment	Error! Bookmark not defined.
7.	Conclusion	9

1. Introduction

- 1.1 This statement is produced to support an application for development under Prior Approval at 3 Prospect Street, Caversham, Reading, RG4 8JB.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by The Keen Partnership:
- 1:1250 Site Location Plan
 - 1:500 Block Plan
 - 1:200 Existing Ground Floor Plan
 - 1:200 Existing First Floor Plan
 - 1:200 Existing Roof Plan
 - 1:100 Existing Front & Rear Elevations
 - 1:100 Existing Side Elevations
 - 1:200 Proposed Ground Floor Plan
 - 1:100 Proposed First Floor Plan
 - 1:100 Proposed Second Floor

- 1:200 Proposed Roof Plan
- 1:100 Proposed Front and Rear Elevation
- 1:100 Proposed Side Elevations

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site lies within the District of Caversham to the east of Prospect Street and is neighboured on both sides by residential accommodation. The site fronts both Prospect Street and North Street and is approximately 257 metres squared in size.
- 2.2 The application site does not form part of a Conservation Area and there are no listed buildings on site or nearby. The site is located within Flood Zone 1 and does not form part of a national or local landscape designation.

3. Planning History

- 3.1 Application Ref 201857 – Single storey rear extension to existing café (amended) – approved 30/09/2021
- 3.2 Application Ref 180563 – Change of use of restaurant to (A3) to retail/professional & financial services (A1/A2), upwards extension to 3 Prospect Street or provide additional residential unit, conversion of rear part of restaurant to provide 4 new residential units, demolition of 1a North Street and replacement with building containing 4 residential units – refused at appeal 18/12/2018

- 3.3 Application Ref 990281 – Single storey rear extension to restaurant and alterations of existing kitchen and adjacent rooms to form extension to existing restaurant at rear, construction of new store – determination made 30/05/2000
- 3.4 Application Ref 910286 – Conversion of workshop to kitchen and including alterations to the elevations and provision of new covered way – determination made 25/07/1991
- 3.5 Application Ref 890346 – Single storey rear extension with flat roof to provide new kitchen and toilet facilities – determination made 26/10/1989

4. Development Proposals

- 4.1 The proposal seeks for the prior approval under Class G of the GDPO for the conversion of the upper floors of a building to be used as residential flats.

5. Assessment of Proposal

5.1 Permitted development

Class G – Commercial, business and service or betting office to pay day loan shop to mixed use

G. Development consisting of a change of use of a building –

(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

- 5.2 The current building comprises of a Chinese Restaurant, falling under use within Class E and seeks for the change to mixed use.

(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;

- 5.3 Not applicable. The current building does not comprise of a betting office or pay day loan shop.

(e) from a use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes order and as up to 2 flats.

- 5.4 Not applicable. The proposed use will not be a betting office or pay day loan shop.

Conditions

G.1 Development permitted by Class G is subject to the following conditions-

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

- 5.5 The Chinese Restaurant situated on the ground floor allows for the sale of food and drink to members of the public where consumption of that food and drink is mostly undertaken on the premises and therefore falls within Class E of Schedule 2 to the Use Classes Order.
- 5.6 Local Plan Policy CC7 outlines that development must be of a high design quality and should maintain or enhance the character and appearance of the area. The site is located within a small local centre

offering day-to-day access to retail and commercial facilities. The commercial unit at 3 Prospect Street was formerly in use as a Chinese Restaurant with a 3 bedroom flat at first floor level. Most buildings within the vicinity of the site are 3 storeys, with neighbouring 5 Prospect Street comprising a tall corner building to the north. The revised parking standards and design SPD outlines that future growth in these areas are likely to be more mixed than in the core area, with larger amounts of residential than commercial space, as is supported by the proposal.

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat

- 5.7 The ground floor will stay in the existing commercial use.
- 5.8 Reading Borough Councils Sites and Detailed Policies Document aims to protect and enhance the identified network of district and local centres in the Borough. Policy DM13: Vitality and Viability of Smaller Centres states that within district, major local and local centres development will be permitted provided that there would be no net loss of 'centre uses' for 'non-centre uses' at the ground floor (apart from entrances to upper floors) except in exceptional circumstances. On upper floors, other uses including residential ('living over the shops') will be acceptable. As the proposal seeks to retain the 'centre use' at ground floor level and provide residential accommodation at the upper floor level the proposal is acceptable in principle and accords with Policy DM13.

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)-

(i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents);

5.9 The proposal seeks for the conversion of the upper floors to 2. No 1 bedroom C3 flats to be used as a dwelling by a single person or by people living together as a family and so complies with this limitation.

5.10 It is noted Reading Borough Council Local Plan identifies that for affordable housing, the focus needs to be on one and two-bedroom accommodation and when taken as a whole, homes with two or more bedrooms represent the majority of the need. 2 bedroom accommodation represents 30.5% of the accommodation need required in Reading

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

(i) contamination risks in relation to the building

5.11 The site is not known to be in an area affected by contamination. As the proposal seeks for a change of use at an upper floor there will be no issue regarding contaminated land.

(ii) flooding risks in relation to the building

5.12 The site is not known to be in an area subject to flooding. The proposal does not amount to an increase in floor space and is sited at an upper floor, as such there is no increased risk of flooding.

(iii) impacts of noise from commercial premises on the intended occupiers of the development

5.13 As the first floor of the building is already in residential use there should be no concerns regarding the impacts of noise from

commercial premises on the intended occupiers of the development. This was also the case in application ref: 180563.

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses

- 5.14 The proposal will seek for unobstructed windows into habitable rooms to allow for the provision of adequate natural light into the flat.

(v) arrangements required for the storage and management of domestic waste.

- 5.15 Refuse storage to be held on site and then put out for kerbside collection from the Council.

Interpretation of Class G

G.2 For the purpose of Class G, "care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder.

- 5.15 Noted. The development shall be in compliance.
- 5.16 There are no other limitations in the GDPO relevant to this application submission. Thus, it is suitably demonstrated that the proposed development complies with Schedule 2 Part 3 Class G of the GDPO subject to the prior approval process being undertaken.

OTHER MATTERS

- 5.16 **Residential Amenity – Internal Space:** The proposal will comply with internal space standards for Reading Borough Council. Policy CC8: Safeguarding Amenity states that development will not cause detrimental impact on the living environment of existing residential

properties or unacceptable living conditions for new residential properties. The position of habitable rooms, windows and outdoor living spaces will be particularly important. Given this, habitable rooms will contain windows and will not harm the privacy or cause overlooking onto surrounding development.

- 5.17 **Trees and Landscaping:** Given the nature of the proposal no external changes to the property will be made, as such all existing trees and landscaping will remain.
- 5.18 **Transport:** The site lies within Zone 2: Primary Core Area of the Reading Borough Council Zonal Scheme, described as directly surrounding the Central Core Area and is within walking distances of 2 kilometers from the centre of Reading. This zone is well served by public transport, with 3 bus stops being found within 200m of the site with frequent connections to Reading centre. The site is also located a 20 minute walk or an 8 minute cycle from Reading train station. The Local Plan highlights the site as an area where walking and cycling are encouraged through the provision of wide and safe footways, with some dedicated or shared cycleways.
- 5.19 Residential Parking Provision as set out by the Revised Parking Standards and Design SPD the proposal will require 1 additional parking space, however no parking is available at the site and none is proposed. The site is located within Residents Parking Permit Area - Zone 01R, and may therefore be eligible for a space. Whilst there are double yellow lines on Prospect Street and a limited number of residential parking bays on North Street, within close proximity to the site is a number of kerbside parking capacity for resident permit holders. Furthermore, the site is adjacent the Caversham district local centre and such there are a wide range of services and facilities within walking distance to the site. This includes Prospect Street as a local

centre. The high sustainability of the site outweighs the lack of parking.

- 5.20 **Community Infrastructure Levy:** The relevant forms are submitted with the application.

6. Conclusion

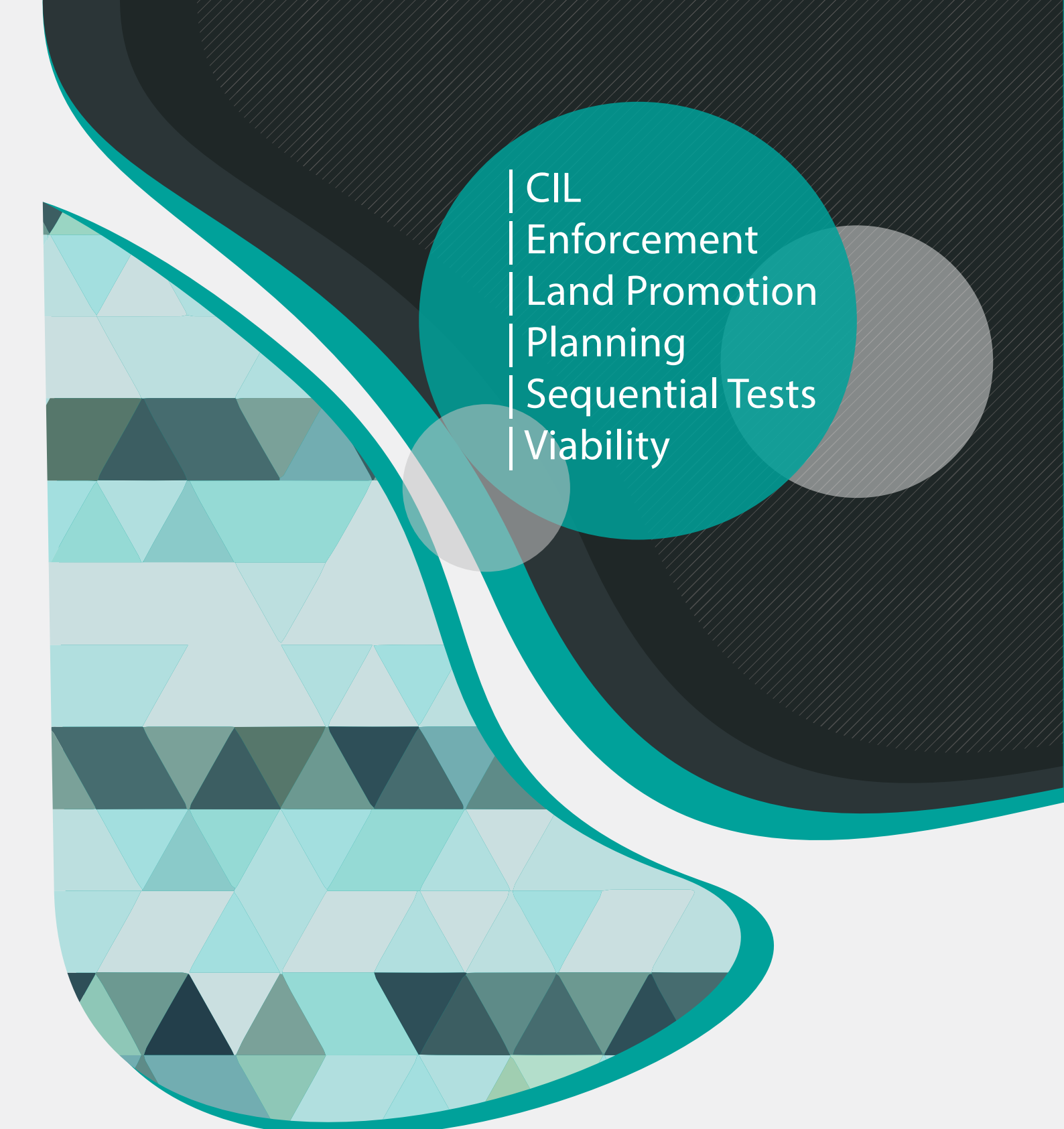
- 6.1 This statement has demonstrated that the proposed development is complies with the requirements of the General Permitted Development Order Schedule 2 Part 3 class G.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would not have adverse effect on the character of the area or the amenity of neighbouring residents. Therefore, it is respectfully requested that planning permission is granted.

Emily Temple BSc (Hons) MSc MRTPI

Director | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

emily@etplanning.co.uk 01344 508048



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests
| Viability

Contact

Address

200 Dukes Ride RG45 6DS
One St Aldates OX1 1DE
32 London Road GU1 2AB
14 The Square SY1 1LH
72 Paris Street EX1 2JY

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk