

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

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

Application No: 211028
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 2016**

Applicant: Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 10 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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

SFB

Date: 25 August 2021



Head of Planning, Development
& Regulatory Services

Application At: 70 South View Avenue Caversham Reading

Application No: 211028

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

The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

CONDITIONS & REASONS

1. This development under Class O is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

Reason: To comply with the requirement of paragraph O.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The development shall be carried out only in accordance with the submitted information and details:

10258 Delta house application letter, dated 18 June 2021, by Bell Cornwell

778 001 PL00 Site location & Block plan

778 015 PL00 Proposed site plan

778 021 PL00 Proposed first floor plan

As received 18 June 2021

778 020 PL01 Proposed ground floor plan

As received 24 August 2021

QFRA 1754 Version 1.1 Flood Risk Assessment FRA Report Delta House 70 South View Avenue , dated 25/11/2020 by UK Flood Risk (, (Appendix A Collection of figures, Appendix B Existing site and proposed plans, Appendix C Environment Agency's Data and information) 20324 Topographical survey as received 18 June 2021

YE8922 Issue 01 - Phase 1 Desktop Report V2, dated September 2020 by Your environment
As received 18 June 2021

Reason: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) Order 2016.

3. The development shall be carried out in accordance with the submitted flood risk assessment (ref 25/11/2020, QFRA 1754 version 1.1, UK Flood Risk) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 38.34 metres above Ordnance Datum (AOD).

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These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants. This condition is supported by local plan policy NE18 of the Reading Borough Local Plan. Adopted November 2019.

4. Prior to occupation, ground investigations and an assessment of the nature and extent of contamination should be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class O and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site, flooding risks on the site; or impacts of noise from commercial premises on the intended occupiers of the development.

2. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building and additional structure, in this case the bike and bin store shown on plan 778015PL00 Proposed site plan, planning permission is required for these.

3. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2016, as amended by The Town and Country Planning (General Permitted Development)

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(Amendment) (England) Order 2016, this prior approval notice relates to the change of use of the building from Class B1(a) to C3 (dwellinghouses) only and no other use.

4. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these.

5. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

6. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.

7. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

8. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

9. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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