

Date. 11-08-21

Ref. 8967-21

3, New Lane Hill Reading RG30 4JE

Conversion of ground floor shop premises to provide 2no 1bed 1P flats including internal alterations & removal of shop front & its replacement with matching brickwork & sash window frames as shown within the application plans.

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.

22-05-18

The existing building consists a vacant shop premises which has been in a derelict state for several years now. The upper floors consist of 1no self contained flat which has no connection with this shop.

2. Planning History

An application was made under class M of the GDO, but as the building is within a conservation area the application was not considered.

A further planning application was made to convert the shop premises into two flats as shown, however this was not acceptable as the Council considered one flat to be more suitable.

3. The proposal

The proposal is to convert the whole of the shop area into 2no 1 bed flats & remove the shop front. The frontage will then be altered to provide 2no sash windows incorporating matching brickwork to the original.

4. 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 for several years now as the LA have witnessed in previous applications.
- b) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class A1*
- 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.

5. 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 just off the main Bath Road on a quiet side road, 1no parking space is provided. A bin store will be provided on the frontage.
- b) *As the previous use were for A1 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 – There is a small printers within no 1 New lane Hill with residential properties to the North.
- e) *The building is located within a conservation area & involves the change of use of all the ground floor.* A Heritage report is enclosed.
- f) *There is adequate light to all habitable rooms.*
- 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

A handwritten signature in blue ink, appearing to be 'C. Keen', is written over a faint rectangular grid background.