

**Proposed Change of use from Class E to C3.
At 55 Russell Street,
Reading RG1 7XG.**

**Planning Statement
For Prior Approval Application Under Permitted
Development outlined in GDPO 2015
To Reading Borough Council**

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1.0- Introduction

1.1

This statement is submitted as part of a Prior Approval application for change of use from Class E (offices) to Class C3 (residential) which is to be read in conjunction with associated drawings. This document describes the requirements of GDPO and characteristics of the site and its surroundings, sets out the relevant planning matters.

2.0- Site characteristics and Topography

- 2.1-** The property is located within Russell Street, Reading on the East side of the street. The property is on 4 floors and is a detached building.
- 2.2-** The building is within defined settlement boundaries and the surrounding properties are largely of residential use.
- 2.3-** The site is NOT in any designated flood zone.
- 2.4-** There are no TPO's on this site.
- 2.5-** Access to the site is via an existing vehicle access directly off Russell Street which serves the car parking area at the rear, and will not be altered.
- 2.6-** The existing parking area has a gravel finish which provides a self-draining surface.
- 2.7-** Prior to conversion to Office use the property was originally of residential use. The property or grounds are NOT listed.
- 2.8-** The topography and landscape features of the site are as follows:
The front area is largely flat with a central pedestrian access to the front door, the front light wells and staircase give access to the semi basement accommodation. The vehicle drive is between No. 55 & 57 Russell Street and form access to the rear car park and turning area, the boundaries of the car park are predominately close boarded fences or high level wall.
- 2.9-** The site slopes from the front to the rear and has a legal right of way over the access drive.

3.0- Adjoining land and property.

- 3.1-** The existing properties either side of 55 Russell Street are in line with a distinct building line, there are no proposals to extend the existing property.
- 3.2-** To the rear of the site is a car park being used for an existing commercial use.
- 3.3-** There is an existing tree in the garden of 53 Russell Street which will not be affected by the proposed change of use.

4.0- Assessment of PD GDPO requirements

4.1-

4.1a-transport impacts- The site is very close to Reading Town centre and within walking distance of public transport both bus and train services. It is intended to provide secure cycle storage in an enclosure to the rear of the property accessed via the rear car park. The existing car park provides 7 parking spaces with turning space to all vehicles so they can exit from the site in a forward gear. The existing vehicle access onto Russell Street is well established and provides vehicles access from other adjacent buildings as well as 55 Russell Street. There is no proposals within this application to change the access or drive, there are no further impact from vehicle movements to adjacent properties than that already exists on the site.

4-1b-contamination and flooding risks- The proposed change of use from offices to residential will not create any contamination risk and the property is not in a flood zone.

4-1c-impacts of noise from commercial premises on the intended occupiers of the residential use- attached to this application is a noise impact report which illustrates that there is no/ low noise impact.

4-1d-provision of adequate natural light for the residential use- All habitable rooms within the proposed flats have windows which conform to the natural light standards for residential units.

4-1e-the impact on intended occupiers of the introduction of residential use in an area considered to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses (if relevant)- As mentioned above the site is surround by properties that are largely of residential use and therefore the proposed change of use to residential is consistent with the surround usage.

4-1f-impact on the adequate local provision of Nursery or Health Centre services (if relevant)- this is not relevant in this application

4-1g-the fire safety impacts on the intended occupants (if relevant)- The internal design of the flats meet with building regulation means of escape standards and the refurbishment will upgrade the fire safety requirements.

5.0- Conclusion:

This property meets the criteria laid out within the Permitted Development change of use in GDPO 2015 and therefore the Prior approval application should be dealt with accordingly.