

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Pegasus Group
The Columbia Centre
Station Road
Bracknell
RG12 1LP

Application No: 210880
Application type: Office use to dwelling
house - Class O, Part 3 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: Tene Living (Reading) Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Change of use of building Class B1(a) (offices) to C3 (dwelling houses) to comprise 100 dwellings. Prior notification under class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

At: Soane Point 6-8 Market Place Reading RG1 2EG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 July 2021



SDV

Head of Planning, Development
& Regulatory Services

Application At: Soane Point 6-8 Market Place Reading RG1 2EG

Application No: 210880

Application type: Office use to dwelling house - Class O, Part 3 GPDO 2015

REASONS FOR REFUSAL

1. The application fails to demonstrate that future occupiers of the development would not be adversely impacted upon by commercial noise. The submitted noise assessment concludes that some facades of the development will be affected by noise from mechanical plant such as kitchen extraction units. Whilst suitable glazing and mechanical ventilation is proposed to mitigate this, occupants of the flats overlooking the rear of the building where the existing plant equipment is located would not be able to open their windows without being exposed to noise which will potentially amount to a nuisance, being up to 30 dBA above background levels according to the BS4142:2014 assessment, which would result in a significant adverse impact on their residential amenity. This impact is exacerbated by the fact the majority of the proposed flats are studio units consisting of a single room meaning that when a window is open there would not be any habitable part of the flats unaffected by noise. In addition, given that the plant noise is continuous, there would be no quiet time for future occupiers, unlike with other town centre noises such as music venues/bars which quieten down during night time hours reducing the level of nuisance. Therefore, prior approval is refused and not given in respect of the criteria set out in paragraph O.2 (1) (d) of Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1. The following plans and documents have been considered:

- Headoffice 3 - Flood Risk Assessment letter
- TPS Transport Statement ref. P1633_20210325 revision 2 (20th May 2021)
- RGS Contamination Assessment ref. C1561/21/E/2435.rev 2 (18th May 2021)
- Mes Building Solutions Internal Daylight Report (26th May 2021)
- Site Location Plan - Ref: A(02)XX-001 Rev P1
- Site Plan - Ref: A(90)XX-001 Rev P1
- Proposed Lower Ground Floor Plan - Ref: A(03)B1-001 Rev P2
- Proposed Ground Floor Plan - Ref: A(03)00-001 Rev P2

Date: 20 July 2021



SDV

Head of Planning, Development
& Regulatory Services

- Proposed 1st Floor Plan - Ref: A(03)01-001 Rev P3
- Proposed 2nd Floor Plan - Ref: A(03)02-001 Rev P3
- Proposed 3rd Floor Plan - Ref: A(03)03-001 Rev P3
- Proposed 4th Floor Plan - Ref: A(03)04-001 Rev P3
- Existing Lower Ground Floor Plan - Ref: A(01)B1-001 Rev P2
- Existing Ground Floor Plan - Ref: A(01)00-001 Rev P2
- Existing First Floor Plan - Ref: A(01)01-001 Rev P1
- Existing Second Floor Plan - Ref: A(01)02-001 Rev P1
- Existing Third Floor Plan - Ref: A(01)03-001 Rev P1
- Existing Fourth Floor Plan - Ref: A(01)04-001 Rev P1
- Existing Elevations - Ref: A(04)XX-001 Rev P1; A(04)XX-002 Rev P1; A(04)XX-003 Rev P1

Received by the Local Planning Authority on 28th May 2021

- Venta Acoustics Noise Impact Assessment ref. VA3600.210526.NIA2.4 (26th May 2021)

Received by the Local Planning Authority on 29th June 2021

Date: 20 July 2021



SDV

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.