

TOWN AND COUNTRY PLANNING ACT 1990

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

To: HCH LLP
1 Royal Close
Hackney
Manor Road
N16 5SE

Application No: 210906
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: Burleigh Estates 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 from office use Class B1a to residential use Class C3 to create 13 new residential dwellings. These are created 11 within the roofspace of the building and a further 2 units on Ground and 1st Floor. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Alexander House 205-207 Kings Road Reading RG1 4LS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 July 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Alexander House 205-207 Kings Road Reading RG1 4LS

Application No: 210906

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

REASONS FOR REFUSAL

1. The proposed development would not provide any natural light to all habitable rooms of the 13 dwellinghouses to be provided in the ground floor, second floor and roof level of Alexander House. The development would therefore give rise to unacceptable harm on the living conditions of future occupiers. Prior approval is refused on the basis that the development does not secure the provision of adequate natural light in all habitable rooms of the dwellinghouses contrary to the requirements of paragraph O.2(1) (e) of Schedule 2, Part 3 of the GPDO.

INFORMATIVES

1. The following plans and drawings have been assessed:

- EXISTING LOCATION PLAN AHR_PD2 001
- EXISTING SITE PLAN AHR_PD2 002
- EXISTING LOFT FLOOR PLANS AHR_PD2 003
- EXISTING ROOF PLANS AHR_PD2 004
- EXISTING ELEVATIONS A & B AHR_PD2 005
- EXISTING ELEVATIONS C & D AHR_PD2 006

- PROPOSED LOCATION PLAN AHR_PD2 101
- PROPOSED SITE PLAN AHR_PD2 102
- PROPOSED GROUND & FIRST FLOOR PLANS AHR_PD2 103
- PROPOSED LOFT FLOOR PLANS AHR_PD2 104
- PROPOSED ROOF PLANS AHR_PD2 105
- PROPOSED ELEVATIONS C & D AHR_PD2 107

Received by the Local Planning Authority on 2nd June 2021

Date: 28 July 2021



Head of Planning, Development & Regulatory Services *RE*

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.