

TOWN AND COUNTRY PLANNING ACT 1990

**The Town and Country Planning (Development Management
Procedure) (England) Order 2015**

To: Miss T Matthews
Dinky Kitchen Limited
39 Wealden Way
Tilehurst
Reading
RG30 6DA

Application No: 200592
Application type: **Class C(a)** - Change of use
from A1 shops or A2 financial & professional,
betting office, pay day loan shop or casino to
A3 restaurants and cafes

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS C, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Dinky Kitchen Limited

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: Notification of Prior Approval for a Change Of Use from Retail, betting office or pay day loan shop or casino (Class A1 (shops) or Class A2 (financial and professional services)) to restaurant or cafe (Class A3). Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 18 Bridge Street Caversham Reading RG4 8AA

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 22 July 2020



Head of Planning, Development
& Regulatory Services

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CONDITIONS

1. The development shall be carried out in accordance with the details provided in the application, unless otherwise agreed in writing by the Local Planning Authority.
2. Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.
3. The premises shall not be used by members of the public outside the hours of 07:30-15:30 Monday to Saturday and Sunday closed.
REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. With regards to the extraction hood the applicant is advised to implement a strict cleaning and maintenance plan on the grease filters and ozone odour abatement in line with the manufacturers instructions, to ensure that odour does not become an issue over time.

Date: 22 July 2020



Head of Planning, Development
& Regulatory Services

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