

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
(AMENDMENT) ORDER 2016**

To: Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
RH1 6BT

Application No: 200863
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) ORDER 2015
(AMENDMENT) ORDER 2016**

Applicant: TE Station Road Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of 2nd and 3rd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 7 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 1 Station Road Reading RG1 1LG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 17 August 2020



Head of Planning, Development
& Regulatory Services

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Application At: 1 Station Road Reading RG1 1LG

Application No: 200863

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

CONDITIONS

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

REASON: To comply with the provisions of paragraph O.2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The development shall be carried out only in accordance with the submitted information and details:

GA.1200 - Location & Block Plan

PL.1312 - Proposed 2nd & 3rd Floor Plans

Received 22nd June 2020

REASON: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

3. The glazing shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Clement Acoustics, 20 November 2018, reference 13003-NEA-01-RevA).

REASON: In order to comply with the provisions of paragraph O.2(1) (d), Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

4. **[Pre-Commencement]** No development shall take place until a detailed ventilation scheme, has been submitted to and approved, in writing, by the Local Planning Authority. A ventilation scheme with a minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation shall be installed. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: To protect the amenity of future occupants of the proposed development in accordance with paragraph O.2(1) (d), Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

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INFORMATIVES

1. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, this prior approval notice relates to the change of use of the building from Class B1(a) to C3 (dwellinghouses) only and no other use.
2. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these.
3. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
4. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
5. We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
There should be no burning of waste on the site.
6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
7. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 17 August 2020



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