

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: ET Planning  
200 Dukes Ride  
Crowthorne  
RG45 6DS

Application No: 201613  
Application type: Retail Prior Approval

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

**Applicant:** Mr Patel

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:** Change of use of part of ground floor from Class A2 (Financial and Professional Services) to C3 (dwellinghouses) to comprise 3 x 1-bed dwellings. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**At:** 303-305 Oxford Road Reading RG30 1AU

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 3 February 2021



Head of Planning, Development  
& Regulatory Services *JFM*

**Application At:** 303-305 Oxford Road Reading RG30 1AU

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1. The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

Drawing No: Prior Approval Plans 2689 011P2  
Received 16 November 2020

2. In order to comply with the provisions of paragraph M2.(3) (a) of Class M of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class M(a) and M(b) must be completed within a period of three years starting from the prior approval date.

### **INFORMATIVES**

1. The proposal meets the relevant criteria set out in Class M and the proposal is not considered to have an adverse impact in relation to transport and highways matters; contamination risks on the site; flooding risks on the site; whether it is undesirable for the building to change to a use falling within Class C3 and the provision of adequate natural light in all habitable rooms of the dwellinghouses.
2. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
3. The grant of prior approval does not certify that the proposed development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.
4. A building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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6. It is likely that the works set out in this application will also require approval from the Council's Building Control office to ensure compliance with any relevant building regulations. It is therefore assumed that concerns about fire safety, means of escape, ventilation and sound insulation will be reviewed and addressed by Building Control if works proceed. Please contact Building Control on 0118 937 2449 for advice.

7. 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.

8. The Local Planning Authority has worked positively and proactively with the applicant to allow prior approval to be given within an agreed timescale for the decision to be issued.

Date: 3 February 2021



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