

PRIOR APPROVAL APPLICATION STATEMENT

57A WILSON ROAD, READING, RG30 2RT

PROPOSAL: PRIOR NOTIFICATION UNDER CLASS O OF PART 3, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 - CHANGE OF USE FROM OFFICE (USE CLASS B1(A)) TO 2 RESIDENTIAL UNITS (USE CLASS C3).

APPLICANT: MR MALKIT PUREWAL



Date: 28 December 2020 (Rev.1.0)

OPS Chartered Surveyors

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1.0 INTRODUCTION

1.1 This statement has been prepared by OPS Chartered Surveyors with the following application materials:-

- i) prior approval application form,
- ii) application drawings,
- iii) lease document for period between 13 December 2005 to 12 December 2011,
- iv) lease document for period between 13 December 2011 to 12 December 2014,
- v) current VOA record as office and premises,
- vi) Sales brochure, and
- vii) Flood Risk Map

for the conversion of No. 57a Wilson Road, Reading, RG30 2RT, from B1(a) office to 2 residential unit (C3). The host building comprises of a ground and first floor office units.

1.2 Class O of Part 3 of Schedule 2 of the General Permitted Development Order sets out the relevant permitted development criteria.

1.3 For the avoidance of doubt, the building is not on article 2(5) land and is not listed. The site does not form part of a safety hazard area or a military explosives storage area. Finally, the building was last used for Class B1(a) offices.

1.4 Class O sets out that such development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- a) the transport and highway impacts of the development;
- b) contamination risks on the site;
- c) flooding risks on the site;
- d) impacts of noise from commercial premises on the intended occupiers of the development, and
- e) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) apply in relation to that application.

1.5 Paragraph W of Part 3 of Schedule 2 of the General Permitted Development Order sets out the procedure for applications for prior approval and states that applications should be accompanied by a written description of the proposed development together with a plan indicating the site and the proposed development. This document provides the site address and a description of the development. In addition, a site location plan and floor

plans are submitted with this application. The following sections discuss the conditions required i.e. O.2.(1)(a) to (e).

2.0 ASSESSMENT AGAINST CLASS O.2. CONDITIONS

2.1 TRANSPORT / HIGHWAY IMPACTS

The site is located in a highly sustainable location in close proximity to public transport links including the Reading West Station. The proposed conversion will not result in any significant traffic generation and will have no greater impact in transport / highway terms than the existing office use.

The application site can provide a maximum capacity of up to 5 parking spaces and the current application would 2 car parking spaces and up to 4 cycle storage space.

2.2 FLOOD RISK

The site is located within Flood Zone 1 and a separate flood risk map has been supplied with the application to confirm there would be no flood risk or impact to the proposed development.

2.3 LAND CONTAMINATION

No surveys have been undertaken however the land within the site is not known to be contaminated. The site has been in use as office.

2.4 IMPACTS OF NOISE FROM COMMERCIAL PREMISES

All the adjoining buildings are in residential use. The site is tucked in and located in a very quiet area hence there would be no noise impact from existing host building and adjoining premises. Therefore, the site should be considered suitable for the conversion.

The government guideline states that for the noise impact, LPAs can only consider noise impacts from existing commercial premises on the proposed residential development and cannot consider general transportation noise impact.

Should further measures to be required by the LPA to mitigate the noise impact from the existing commercial premises. The applicant will propose the followings:-

- 1) Replacement of all existing external windows with modern double glazed units comprise of 4-28-4 (glass-cavity-glass) composition, and or
- 2) Installation secondary glazing with SelectaGlaze "Series 10 Slimline - 6.4mm glass with 150mm cavity":
(<https://www.selectaglaze.co.uk/products/series10-slimline-horizontal-sliding>)
(<https://www.selectaglaze.co.uk/benefits/window-noise-insulation>)

specifications as follows, and

NOISE INSULATION MEASURED IN COMBINATION WITH A PRIMARY WINDOW

GLASS	50MM CAVITY	100MM CAVITY	200MM CAVITY
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4 – 6.4 mm	39 dB (Rw)	43 dB (Rw)	45 dB (Rw)
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6.8 mm	40 dB (Rw)	44 dB (Rw)	46 dB (Rw)
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- 3) Installation of Mechanical Ventilation with Heat Recovery (MVHR) system to provide adequate ventilation with cool air bypass to avoid the need to open windows for ventilation and to meet the building regulations.

However, the applicant considers the above measures would not be necessary due to the surrounding area is in residential.

2.5 PROVISION OF ADEQUATE NATURAL LIGHT IN ALL HABITABLE ROOMS

The proposal development would utilise all the existing windows and doors to provide adequate natural lighting to all habitable rooms. All the proposed habitable rooms on the ground floor and first floor flats would benefit from the existing front and side windows.

3.0 CONCLUSION

3.1 In light of the above it is clear that prior approval is not required in this instance.