

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Planning
Larks Acre
Middle Assendon
Henley-On-Thames
RG9 6BG

Application No: 210033
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) (AMENDMENT)
ORDER 2016**

Applicant: Mr Flint

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 ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 new flat. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

At: 139 Caversham Road Reading RG1 8AU

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 14 April 2021

SFB



Head of Planning, Development
& Regulatory Services

Application At: 139 Caversham Road Reading RG1 8AU

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1. The development shall be carried out in accordance with the details provided on the following submitted plans:

Planning statement by SMS planning, dated January 2021 296-011-Existing & Proposed Elevations

296-010-Existing & Proposed Ground Floor Plan

Block plan

Flood Risk Assessment 5914 by AMBIENTAL environmental assessment dated 6th January 2021

As received 8 January 2021

296-005-Proposed Ground Floor

As received 14 April 2021

unless otherwise agreed in writing by the Local Planning Authority.

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.

3. The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment 5914 by AMBIENTAL environmental assessment dated 6th January 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 38.66 metres above Ordnance Datum (AOD).

- Any new sewer connections should be fitted with non-return valves and must be approved by the local council.

- Residents of the proposed ground floor dwelling should be made aware of the potential flood risk to the site and sign up to the EA Flood Warning Service.

- In the modelled 1:100- year plus 35%CC fluvial event, prior evacuation would be required.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants in line with Policy EN18 of the Reading Borough Local Plan 2019.

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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; external appearance, adequate daylight, provision of services or flooding risks on the site.
2. The buildings to which this prior approval relates are to be used as a dwellinghouses 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.
3. 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.
4. 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.
5. Any external works not specified on the approved plans will require separate planning permission.
6. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
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.

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

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