

TOWN AND COUNTRY PLANNING ACT 1990

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

To: HNW Architects
61 North Street
Chichester
West Sussex
PO19 1NB

Application No: 201604
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 Yagnik

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Change of use of first floor from Class A2 (financial/professional services) to Class C3 (dwellinghouses) to comprise of 1 x 1 bed flat, and various internal and external alterations including second floor rear extension. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

At: Flat 1, Caversham Post Office, 30 Church Street, Caversham, Reading, RG4 8AU

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 6 January 2021



SDV

Head of Planning, Development
& Regulatory Services

Application At: Flat 1, Caversham Post Office, 30 Church Street, Caversham, Reading, RG4 8AU

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REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the loss of the Class A2 use would not harm the sustainability and vitality of Caversham District Centre. No marketing information has been provided, nor evidence regarding the letting of the space. No evidence has been provided to demonstrate that there would be an adequate provision of services of the sort that may be provided by a Class A2 use elsewhere in the District Centre. The proposal is therefore contrary to M.2 (d) of Class E, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The proposal would result in the external dimensions of the building exceeding beyond the external dimensions of the existing building. The proposed second floor extension is beyond what is deemed reasonably necessary to convert the building to a Class C3 use. The proposal is therefore contrary to M.1 (e) of Class E, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1. Consideration was given to the following information, as received by the Local Planning Authority on 12/11/20:

Design & Access Statement

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-1100 - Site Location

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-1101 Rev. P1 - Existing Site Plan

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-1200 Rev. P1 - Existing Floor and Roof Plans

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-2200 Rev. P1 - Proposed Floor and Roof Plans

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-1300 - Existing Elevations

Drawing No: 20108B-HNW-ZZ-ZZ-DR-A-1100 - Proposed Elevations

Environment Agency Flood Map

Date: 6 January 2021



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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