

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Colony Architects
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 191988
Application type: Prior Notification

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS PA, PART 3 OF SCHEDULE 2 TO THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: Letch Properties Ltd

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: Notification of Prior Approval for a Change of use of central building from Class B1(c) (Light Industrial) to C3 (dwellinghouses) to comprise 7 x dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Onc House 68 St Johns Road Caversham Reading RG4 5AL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 February 2020



Head of Planning, Development *RE*
& Regulatory Services

Application At: Onc House 68 St Johns Road Caversham Reading RG4 5AL

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REASONS FOR REFUSAL

1. The gross floor space of the existing building exceeds 500m² and so the proposal is not compliant with Schedule 2, Part 3, Class PA section (d) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.
2. The application has failed to sufficiently demonstrate that the proposal would comply with condition PA.2 (1) (b) (i) 'transport and highways impact of the development' or condition PA.2 (1) (b) (iii) 'flooding risks in relation to the building' in accordance within Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

INFORMATIVES

1. The Local Planning Authority, in reaching its decision, took in to account the following drawings and information, received 17th December 2019:

02-02 Rev P - Site Location Plan Ph 2

03-04 - Roof as Existing Ph 2

03-03 Rev P - Ground Floor Plan As Existing Ph 2

03-20 Rev b - Ground floor proposed ph 2

Flood Risk Assessment dated 3rd July 2019 V2

2. Notwithstanding the Proposal description above referring to the GPDO 2015, this application has been considered against the requirements of the 2016 Order.

Date: 7 February 2020



Head of Planning, Development *RE*
& Regulatory Services

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.