

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Andrews
24 Northcourt Avenue
Reading
RG2 7HA

Application No: 200383
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 Kharkowa

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 ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 x 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: 12 Wokingham Road Reading RG6 1JG

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 4 May 2020

SFB



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The applicant has failed to demonstrate the continued use of the building as A1 and that loss of the building would not impact the sustainability of that shopping area. No marketing information was provided and insufficient evidence was submitted regarding the type of lets at the property. The appearance of a C3 dwelling along key frontage of the Wokingham Road and no details of the design have been submitted so it is not possible to determine the harm caused to the appearance of the building. The proposal does not meet M.1 (a) (i) as evidence has not been presented for all of the short term lets to the building apart from the general statement submitted. It does not meet condition M.2 (d) (ii) or (e) of Class M, Part 3, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 (as amended) and Prior Approval is refused.

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority date stamped 9th March 2020, indexed on 12th March 2020:

Location plan

Existing and proposed floor plans ref WK3

Statement of Support March 2020

Date: 4 May 2020

SFB



Head of Planning, Development
& 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.

SFB

Date: 4 May 2020



Head of Planning, Development
& Regulatory Services