

TOWN AND COUNTRY PLANNING ACT 1990

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

To: OPS Chartered Surveyors
17 Garvin Avenue
Beaconsfield
HP9 1RD

Application No: 192005
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: M&S Capital LLP

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 the basement from A5 to C3 Dwellinghouse (Flat x 1). Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 940 Oxford Road Tilehurst Reading RG30 6TJ

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 7 April 2020



Head of Planning, Development
& Regulatory Services

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Application At: 940 Oxford Road Tilehurst Reading RG30 6TJ

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The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

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

Drawing no:

2019-940OR-PA2-1 Rev 1.0A

2019-940OR-PA2-3 Rev 1.0A

2019-940OR-PA2-6 Rev 1.0A

2019-940OR-PA2.7 Rev 1.0A

Received 9th March 2020

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 will be carried out in accordance with the following approved documents and information:

940 Oxford Road - Noise Assessment prepared by accon uk dated 28.02.20 Titon - HRV1.25 Q Plus (Specification)

Titon - Product Manual

Received 9th March 2020

Email received 26th March 2020 from accon uk

REASON: In order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan (2019).

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; or flooding risks on the site.

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2. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
3. The grant of prior approval does not certify that the proposed development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990. If you wish to obtain confirmation that the proposed development would be lawful and that no enforcement action could be taken against it, you can apply for a Certificate of Lawfulness. A fee is payable for this. Further information can be found on the Planning Portal: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/9
4. 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.
5. 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.
6. 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.
7. Any external works not specified on the approved plans will require separate planning permission.
8. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 7 April 2020



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