

TOWN AND COUNTRY PLANNING ACT 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

To: Mrs Sam Smith and Mrs Susie Jackson
3 St Annes Road
Caversham
Reading
RG4 7PA

Application No: 192006
Application type: **Class C(a)** - Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS C, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mrs Sam Smith and Mrs Susie Jackson

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: Notification of Prior Approval for a Change Of Use from Retail, betting office or pay day loan shop or casino (Class A1 (shops) or Class A2 (financial and professional services)) to restaurant or cafe (Class A3). Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 25 Church Road Caversham Reading RG4 7AA

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 22/04/2020



BCN

Head of Planning, Development
& Regulatory Services

Application At: 25 Church Road Caversham Reading RG4 7AA

Application No: 192006

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CONDITIONS

1. The development shall be carried out in accordance with the details provided in the application, unless otherwise agreed in writing by the Local Planning Authority. The following information received by the Local Planning Authority has been assessed:

Location Plan
Block Plan
Prior Approval Application Form
Received 17th December 2019

REASON: For the avoidance of doubt and in the interests of proper planning.

2. Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.
3. Prior to first operation of the hereby permitted development, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the Class A5 use and be permanently retained and maintained thereafter.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

Date: 22/04/2020



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