



Town Planning Bureau

Planning Supporting Statement

The Barn
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Surrey
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RE: PRIOR APPROVAL FOR THE CHANGE OF USE OF THE SECOND AND THIRD FLOORS FROM A B1a OFFICE UNIT TO C3 RESIDENTIAL COMPRISING SEVEN SELF-CONTAINED FLATS.

SITE: 1 STATION ROAD/22 FRIAR STREET, READING RG1 1LG.

1. The Application

This letter is presented in support of a notification of prior approval in respect of the change of use of the second and third floors of the above property from Class B1a (Offices) to C3 (dwellinghouses) comprising four flats at second floor and three flats at third floor.

Date: 19th June 2020

The change of use is permitted development in accordance with Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("GPDO") as amended 2016.

Our ref: TPB-483c-L2

The Notification is submitted on behalf of TE Station Road Ltd, who are the owners of the property.

e-mail
info@tpbureau.co.uk

This application pack comprises the following documents:

web
www.tpbureau.co.uk

- Site Location and Block Plan.
- Existing and proposed drawings (floorplans).
- Noise Exposure Assessment.
- Business rates listing
- Flood risk zone.

We should be grateful if you would give full consideration to the matters set out below.

2. The Site

The site comprises a four-storey building at the junction of Station Road and Friar Street, fronting onto Station Road but with a small return frontage on Friar Street.

The application relates to the second and third floors of the building.

The site is located on a major pedestrian route, with the surrounding area comprising a mix of town centre uses including shops, drinking establishments, banks, coffee shops, betting shops, hotels and other professional services.

The site is located within the Reading Central Area, the Station/River Major Opportunity Area, Primary Shopping Area (primary frontage) and Office Core Area. The site is not a listed building nor is it located within a conservation area.



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3. Details of the Proposal

This application seeks the Council's determination, as per the requirement in Class O, Part 3 of Schedule 2 of the GPDO that the prior approval of the 'Local Planning Authority' will be required.

The proposal is for the change of use of the second and third floors to comprise seven self-contained residential units.

- Each flat will comprise a bathroom, kitchen/living dinning area and a bedroom(s).
- Direct access to the flats would be via a stairway from an entrance lobby on the Station Road frontage.
- Cycle parking for three bikes would be provided in the basement.
- There would be no external changes to the building.

4. Relevant history

Planning decisions:

APP ref	Description	Decision	Date	Applicant
901187	Alterations, renovation and extension to existing building	Approved	12/09/1990	Nationwide
011000	Proposed alteration of shopfronts to provide new disabled access to suit internal alterations	Approved	22/11/2001	Nationwide
180139	Change of use 1st, 2nd and 3rd floors of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	PNC Issued	21/03/2018	Nationwide
182109	Change of use 1st, 2nd and 3rd floors of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	PNC Issued	28/01/2019	TE Station Road Ltd
191466	Change of use of 1st, 2nd and 3rd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 12 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	PNC Issued	31/10/2019	TE Station Road Ltd
191589	Installation of additional windows into rear (west-facing) elevation and erection of new dormer window to front roof slope (linked to Prior Approval Application 191446).	Pending	-	TE Station Road Ltd
191588	Erection of second and third floor rear extension (for residential purposes to create 3 additional dwellings) to existing building (linked to Prior Approval application 191446).	Pending	-	TE Station Road Ltd

Business rates:

Accompanying at APP1 and the Business Rates searches for 2010 and 2017 - they confirm the floors were rated as Offices.

Tenants:

Floor	Occupier in 2018	Occupier in 2020	Comment
Second floor ("2F")	Great Western Railway	Great Western Railway	B1a Business
Third floor ("3F")	Willingcare Recruitment	Willingcare Recruitment	B1a Business

5. Assessment of proposal

Legislative Background

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force in April 2015. Class O of Part 3 of Schedule 2 permits the change of use of a building or land within its curtilage to use within Class C3 (dwellinghouses) from a use falling within Class B1(a) (offices) subject to criteria as set out in O.1 and O.2. Class O was further amended in 2016 - the proposal is assessed against the requirements of the said legislation.

Assessment of Proposal

The Prior Approval application requires the Applicant to demonstrate compliance with Class O of the GPDO (as amended). The headings below assess compliance with Class O.

Class O: Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted

O.1 Development is not permitted by Class O where—

- (a) **the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order -**
- (i) **on 29th May 2013, or**
 - (ii) **in the case of a building which was in use before that date but was not in use on that date, when it was last in use;**
- The premises have been used for B1(a) purposes since before 29th May 2013 and are still in office use.
 - As set out in the history section above, the premises are listed in the Valuation Office Agency (VOA) Business Rates listing as 'Offices and premises' and have been since at least 2010.
 - The premises were in office use on the 29th May 2013 and have been in use as such since - the proposal complies with this requirement.
- (b) **the site is or forms part of a safety hazard area;**
- The site does not form part of a safety hazard area - the proposal complies with this requirement.
- (c) **the site is or forms part of a military explosives storage area;**
- The site does not form part of a military explosives storage area - the proposal complies with this requirement.

(d) the building is a listed building or is within the curtilage of a listed building;

- The site is not a listed building or within the curtilage of a listed building - the proposal complies with this requirement.

(e) the site is, or contains, a scheduled monument.

- The site is not a scheduled monument - the proposal complies with this requirement.

Conditions

0.2 (1) Development under Class O is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

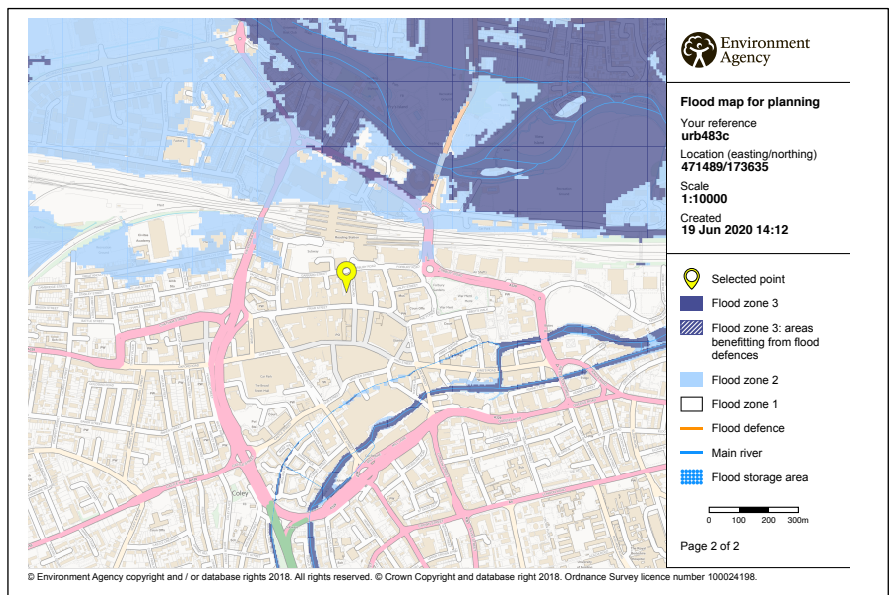
- No off-street car parking would be provided due to site constraints, as existing.
- Secure internal cycle parking for cycles would be provided within the basement floor accessible from the communal area.
- The site is in a highly sustainable town centre location - in terms of transport within a short walk of Reading train station (both national and local services) access to bus routes (again local and Borough wide) form directly outside the site. Furthermore, employment, shopping, entertainment, sport and leisure is all served within a short walk of the site. this is a highly sustainable town centre location.

(b) contamination risks on the site,

- The flats are at second and third floor level with just the entrance area at ground floor. Furthermore, this town centre site is considered to posse little potential risk contamination.

(c) flooding risks on the site, and

- The site is located within Environment Agency Flood Zone 1, with a low risk of flooding. There is no risk of flooding to the residential units, as they are to be located above ground floor level, and it is considered the scheme is acceptable in flood risk terms - APP2.



(d) impacts of noise from commercial premises on the intended occupiers of the development.

- Clement Acoustic's have prepared a Noise Exposure Assessment that concludes:

"An environmental noise survey has been undertaken at 1 Station Road, Reading in order to measure ambient noise levels in the area.

Measured noise levels have allowed an assessment of the level of exposure to noise of the proposed development site to be made.

Outline mitigation measures, including a glazing specification and the use of appropriate ventilation have been recommended and should be sufficient to achieve recommended internal noise levels for the proposed development according to BS 8233:2014."

- The requirements are satisfied and can be conditioned.

and the provisions of paragraph W (prior approval) apply in relation to that application

- The requirements of paragraph W would be complied with.

(2) Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

- The development will be completed within three years of the prior approval date.

6. Summary and conclusions

We submit that the change of use to Class C3 (dwellinghouses) from Class B1(a) (offices) is permitted development in accordance with Class O of the GPDO for the following reasons:

- The development would not consist of any of the works listed in part O.1 where development is not permitted, and does not trigger any of the conditions listed under part O.2.
- The building is in lawful B1(a) office use and has been for a considerable length of time - for avoidance of doubt, it was in office use on 29th May 2013 and has been since.
- There would be no transport or highway risk.
- There is no contamination risk.
- There is no flood risk.
- There would be no impact from noise.

Should you wish to discuss this notification, or require further information, please do not hesitate to contact the writer.

Prepared by:

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Town Planning Bureau

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APP1 = Business Rates.

APP2 = Flood Risk Zone.