

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
(AMENDMENT) ORDER 2016**

To: Verve Planning Ltd
60 High Street
Wimbledon
London
SW19 5EE

Application No: 200693
Application type: Office use to dwelling
house - Class O, Part 1 GPDO 2015

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS O, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(AMENDMENT) ORDER 2016**

Applicant: Soni.Me Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from office (B1a) to residential (C3) to provide 16 units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (Permitted Development) Order 2015.

At: 42 Portman Road Reading RG30 1EA

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 6 August 2020



BCN

Head of Planning, Development
& Regulatory Services

Application At: 42 Portman Road Reading RG30 1EA

Application No: 200693

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

CONDITIONS

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

REASON: To comply with the provisions of paragraph O.2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The development shall be carried out only in accordance with the submitted information and details:

Drawing no's:

- 2009 001 Rev P2 (Site Location Plan)
- 2009 100 Rev P2 (Ground Floor & First Floor Plan)

All received 19th May 2020

REASON: In order to comply with the provisions of Part 3 Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2016.

3. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application Aulos Acoustics 14 May 2020 ref 0-3130-1a.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, this prior approval notice relates to the change of use of the building from Class B1(a) and B8 to C3 (dwellinghouses) only and no other use.

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2. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these. The grant of prior approval does not make the development lawful.
3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
4. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. It is the responsibility of the developer to ensure that occupants of the site as proposed are not put at risk from contamination.
5. Adequate noise protection from road traffic noise is recommended to ensure adequate living conditions for future occupants. These should comply with the recommended internal noise levels which can be found within BS8233:2014.

Date: 6 August 2020



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