

**Planning Department
Reading Borough Council
Civic Offices,
Bridge Street,
Reading RG1 2LU**

28th January 2020

Dear Sir/Madam,

Application to determine whether approval is required for the change of use from Office (Use Class B1(a) to Residential (Use Class C3) comprising 9 Units.

Address: Reada Court, Vachel Road, Reading, RG1 1NY

Queensgate Residential has been instructed by De Souza Land & Securities Ltd to submit this prior approval application under Class O Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended 2016) for:

“Application to determine whether prior approval is required for the change of use from office (use class B1(a)) to Residential (Use Class C3) comprising 9 dwelling units.”

This supporting letter will assess the proposal against the requirements as set out in Class O of the legislation. Any further considerations are outside the scope of the prior approval application and have not been assessed.

The following documentation has been submitted to support this Prior Approval application:

1: This Covering Letter

2: Application form

3: Site Plan

4: Existing Floor Plan

5: Block Plan

6: Proposed Floor Plan

7: Confirmation of Zone 1 Flood Area

8: Planning Application fee has been paid to Reading Borough Council for £96.00

In line with the current criteria set out within Class O Sets, development is not permitted if:

- (a) The building is on article 2(5) Land;
 - The Site is not located on land identified as 2(5) as defined in the GDPO.

- (b) The building was not used for a use falling within Class B1(a) (offices) of the schedule to the use classes order-
 - (1) On 29th May 2013, or
 - (2) 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;

This building has been solely been used for office (use class B1(a) since before 29th May 2013.

(c) This subsection has been removed from legislation following the 2016 amendment.

(D) the site is, or forms part of, a safety hazard area;

The Site does not fall within a safety hazard area.

(e) The site is, or forms part of, a military explosives storage area;

The site does not form part of a military explosive's storage area.

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

The site does not contain and listed buildings and is therefore not within the curtilage
Of a listed building.

(g) The site is, or contains, a scheduled monument

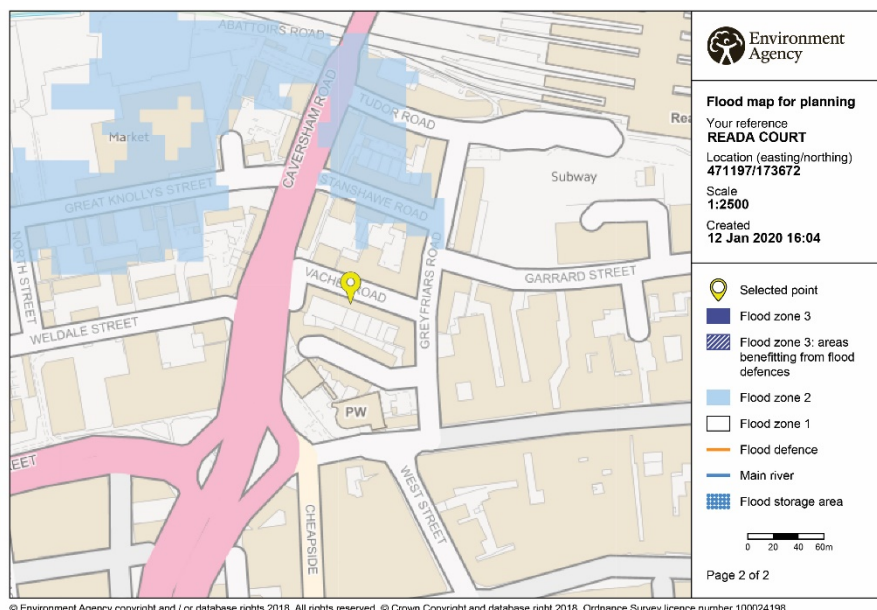
The site does not contain a scheduled monument.

The development should therefore be acceptable as the site does not fall within any of the above criteria.

In addition to these criteria, the GDPO also sets out several requirements for which the proposal will be considered against. The requirements have been set out and addressed below.

FLOODING

The Environment Agency Flood Zone map has identified this site in flood zone 1. It is therefore concluded that the conversion of this building is safe in flooding terms and therefore the site is suitable for conversion to residential.



CONTAMINATION

The proposed site has no known potential contamination issues. As the prior approval solely relates to the conversion of the existing building, there will be no ground disturbance as a result of the conversion.

Contamination is therefore not an issue on this site.

NOISE

The site is surrounded by complementary uses mainly being residential with offices across the road. As the surrounding uses are complementary to a residential use, it is not considered the existing built environment will have a detrimental impact on future residents on the site. It can be concluded that there will be no impacts of noise from commercial premises on the intended occupiers of the development.

HIGHWAYS

The proposal will have 9 parking spaces, a ratio of 1:1 for the units. The site is in zone 1 of the Reading BC zonal parking standards. It is therefore considered for the proposed 9 dwellings there is adequate provision of parking and the site also benefits from good accessibility options from public transport, namely Reading Central Train station that is merely a few minutes' walk away. The proposed development will also lead to a net reduction in two-way trips in the AM and PM peak hours.

CIL

Under the Community Infrastructure Levy Regulations 2010 (as amended 2014) the proposal is CIL liable as there will be an increase of residential floorspace. The entire building has been occupied for 24 months in the last 36 months. The existing floor space can therefore be offset against the proposed residential floorspace when calculating the CIL payment. As there will be no uplift in floorspace, the CIL payment will be nil.

CONCLUSION

The application to determine whether prior approval is required from the conversion of an office (Use Class B1(a)) to residential (Use Class C3) under Class O part 3 Schedule 2 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 (as Amended 2016) has been considered against all the relevant considerations set out within Class O and technical information has been provided where necessary. It can be concluded that the proposal adheres to all relevant criteria and therefore should be granted.

I trust you have all the necessary information in order to consider this application within 56 days following the date on which the application was received by the Local Planning Authority. If you do however require any further information, please do not hesitate to contact me.

Photos



Reada Court – the proposed development is situated on street primarily comprised of residential flats



The property benefits from a parking ratio of 1:1 for each proposed unit



View from rear elevation – situated in residential area



Street Scene viewing down Vachel Road – primarily comprised of residential units

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Residential Estate Agents and Property Managers of Distinction



Internal photo showing use as offices

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Roger'.

Roger Smith

Head of Planning & Developments