

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 191263
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: Adams Estates Ltd

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 from retail shops (Class A1) to restaurant and cafe (Class A3). Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 140-142 Wokingham Road Reading RG6 1JL

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 27 September 2019



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 140-142 Wokingham Road Reading RG6 1JL

Application No: 191263

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

CONDITIONS

1. The development hereby permitted must begin within a period of 3 years starting with the prior approval date.

Reason: In accordance with Schedule 2, Part 3, Class C C.2 (3) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan - WR:P14

Block Plan and Site Plan - WR:P10

Material Details - Circular straight silencer

Proposed elevations and ground floor plan of new kitchen and ductwork

Received 2nd August 2019.

Material Details - Dust Mounted Filter Box

Received 6th August 2019.

Reason: because permission is granted in respect of the development as detailed in respect of the development as detailed in the approved plans only.

3. Before occupation of any part of the building by a use falling within Class A3, the noise mitigation measures, as specified in the 'Environmental Noise and BS4142 Assessment' as received on 16th September 2019, are to be implemented and thereafter maintained as such.

Reason: to protect the amenity of neighbouring residents of the proposed development and to comply with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

4. The premises shall not operate outside the hours of 0800 - 2300.

Reason: in order to protect local residents from unreasonable disturbance arising from the use and in accordance with Policy DM4 of the Sites and Detailed Policies Document

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(2012)(altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

5. Prior to first operation of the hereby permitted development, details of further controls for odour, grease and smoke shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an odour assessment report which details the risk of odour and grease from the food to be prepared and shows how the proposed kitchen extraction plant is designed specifically to deal with grease and smoke. The measures shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling.

Reason: to protect the amenity of neighbouring residents of the proposed development and to comply with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the Class A3 occupier of the unit hereby approved shall retain an active building frontage with a display window or glazed frontage along the length of the frontage.

Reason: in the interests of retaining a vibrant and visually attractive streetscene and setting, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015)

INFORMATIVES

1. Any future occupier is strongly advised to give due consideration to minimising early morning or late night deliveries and refuse collections for the proposed restaurant which may cause noise disturbance to nearby residents. This is to safeguard the amenities of neighbouring premises and the area generally.

2. The local planning authority have worked positively and proactively to provide a recommendation for approval to be made within the statutory timescale.

3. You are advised that this application solely relates to the use and associated ventilation details to facilitate the use. Separate advertisement consent may be required for any fascia, projecting or other signs which may be proposed in the future for the approved Class A3 unit.

4. Your attention is drawn to the terms and conditions of this Prior approval. Any development which is carried out but does not comply with any conditions attached to the approval may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

Date: 27 September 2019



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