

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Hives Architects LLP
John Adams House
29 Castle Street
Reading
RG1 7SB

Application No: 191520
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) (AMENDMENT)
ORDER 2016**

Applicant: 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 of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 1-2 Wesley Gate Queens Road Reading RG1 4AP

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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Date: 13 November 2019



Head of Planning, Development
& Regulatory Services

Application At: 1-2 Wesley Gate Queens Road Reading RG1 4AP

Application No: 191520

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

The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

CONDITIONS & REASONS

1. This development under Class O is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

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

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

Letter submitted with application

Drawing No: 2737 001 P5 - Site Location/Block Plan

Drawing No: 2737 025 P1 - Existing Plans (PD)

Drawing No: 2737 026 P4 - Proposed Plans (PD)

Transport Statement

Flood Map for Planning

Received 20th September 2019

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

3. **No development shall take place** until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before

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any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: to protect the amenity of future occupants of the proposed development.

4. **No development shall commence** on site until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class O and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site, flooding risks on the site; or impacts of noise from commercial premises on the intended occupiers of the development.
2. The granting of Prior Approval relates only to the change of use of existing floor space and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
3. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
4. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

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Date: 13 November 2019



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5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

6. The applicant should be aware that the four Alder trees at the front of Wesley Gate (adjacent to Queens Road) are subject of Tree Preservation Order 31/10. Any works to these trees would require an application to be made to the Borough Council. Although the trees will not be foreseeably harmed by a change of use; because they are subject of a TPO there should be no trenching or changes in ground level in the soft landscaped areas at the front of the property (such as may be required for services etc.) without prior consultation with the Local Planning Authority.

7. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

8. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

9. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

10. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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