

Statement of Compliance:

Building to the rear of 133 Caversham Road, Reading

Job No. 367 / Rev C - 10.07.19

Town and Country Planning (General Permitted Development)
(England) Order 2015 - Schedule 2, Part 3, Class M

**Prior Approval for Change of Use from Retail (Class A1)
and any land within its curtilage to Dwellinghouses
(Class C3)**

In accordance with the legislation I am able to confirm the following:

- The building is not on article 1(6A) land;
- It was last in use as a retail premises;
- It is not within a safety hazard area;
- It is not within a military explosives storage area; and
- It is not a listed building or a scheduled ancient monument.

The change of use from A1 retail to a single residential dwelling is a minor development which will have no impact on the following:

- Transport and highways impacts of the development
- Contamination risks on the site; and
- Flooding risks on the site (See submitted FRA)

Planning history

A Prior approval (Class P B8 to C3) application was made to seek consent to on this site earlier in the 2018, ref 172198, but this was withdrawn as the LPA did not accept that the buildings use was B8.

Following this withdrawal and consultation with the LPA, the applicants team feel that the building might suitable be considered as retail (A1) be virtue of its previous occupants and connection with the retail unit addressing Caversham Road.

Building Use & Evidence of A1 use

The building has been owed and used by the applicant, Mr Raj Roy and the Roy family for circa 19 years.

Prior to summer 1998 (Over 19 years ago), the building was used by MOTOLEC who carried out the sale car stereos and alarm systems from the premises. The access was from Swansea Road through the side access gates. MOTOLEC then moved to 89-98 Basingstoke Road, to the below premises (fig.1). Unfortunately, MOTOLEC was dissolved in Dec 2014 and moved out of these premises. In using 89-98 Basingstoke Road, a retail unit, it illustrates the nature of MOTOLEC's operations as a retail concern, therefore needing and operating the premises that they rent as retail (A1) use classes.



Fig.1 - 89-98 Basingstoke Road, now operated by Signarama

This then illustrates the type of retail operation that MOTOLEC ran and during its occupation of No. 133 implies that A1 retail is the most historic use of the building to the read of 133 Caversham Road.

After the summer of 1998 the Roy family purchased the property. The building was then used as retail storage for the corner retail unit of 133, as illustrated on photo fig.2. It housed stock for the retail premises, which can be seen on fig.3.



Fig.2 photo of the retail premises at No. 133 Caversham Road

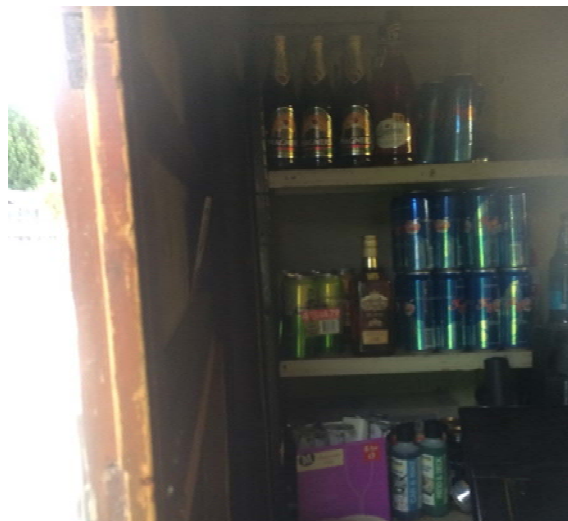


Fig.3 photo of retail units interior with shop storage present

To further link the shops retail operations with the store, a license was granted to The Roy family to sell fireworks from the corner shop. There were within the building to the rear on health and safety grounds.

Pre-application 160448/PREAPP was submitted to garner views on a replacement dwelling on the application site. One of the key points within the site description of the pre-application response was the officer notes that the building serves a store to the front retail unit.

Site description

The site relates to a two storey brick outbuilding to the rear of 133 Caversham Road, adjacent Swansea Road. The outbuilding was granted a CLE in 1991 for use as a **store/workshop**.

No. 133, on the corner of Swansea Road, serves a general grocery store with residential unit above. There is a concreted yard extending across the rear of No's 127-133 Caversham Road which is connected to Swansea Road via gates and a vehicular crossover, serving as an unloading bay to the shop.

Photos of the building exterior



Fig.4 view of building from Swansea Road



Fig.5 Rear view of store

Transport and Highways Impacts of the Development

The existing storage building comprises approximately 35msq square metres of unrestricted A1 floor space arranged over two floors. The property shares a courtyard area with 127-133 Caversham road.

The site is located within a sustainable location being within the Reading urban area and within close proximity to a number of services, facilities and excellent public transport links (Reading station 2 minute walk). The application offers no parking for the new dwelling given its excellent sustainable location and the fact that the proposed dwelling is a small one bed units.

Given the sustainable location of the application site it is considered that the level of parking provision is acceptable and would not give rise to an adverse impact on the public highway.

Contamination Risks

The application site is an existing storage building which was constructed over 100 years ago. The building has been in use since it was constructed and there are no issues concerning ground contamination.

Part 2A of the Environmental Protection Act (1990) a) Section 78(2) defines 'Contaminated Land' as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that - (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused"

Section 78A(4) defines "harm" as being:

"Harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property."

The application site is not identified as having potential for land contamination, either currently or historically. There are no known or suspected substances in, on, near or under the land considered likely to cause significant harm, or to cause significant pollution of controlled waters.

The proposed change of use simply involves the use of the existing building with some minor internal alterations and replacement doors. The existing car parking spaces will be utilised and no external alterations are proposed to the building fabric or the curtilage of the building.

It is therefore clear that in terms of contamination the risks are low and this application complies fully with The Town and Country

Planning (General Permitted Development) (Amendment) (England) Order 2013, Class J, Paragraph N.

Flooding Risks

The application site is within a Flood Zone as illustrated in the image below. An FRA has been submitted that covers the flooding issue and that sets higher floor levels to mitigate the flood issue. Other planning applications (conversions) and Prior Approval application within the immediate vicinity have been consented, we therefore do not consider this a reason for the Prior Approval not to be granted.



Conclusion

For the reasons set out in this statement the change of use to residential for the property to the rear of No 133 Caversham Road, Reading, will not have an adverse impact in terms of highways and transport, ground contamination or flooding. It is therefore clear that the proposed change of use complies fully with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Class M.

The proposed change of use therefore constitutes permitted development and I respectfully request the Council's formal written confirmation to that effect.