

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Bell Cornwell LLP
Meridian Office Park
2 Osborn Way
Hook
RG27 9HY

Application No: 190144
Application type: Storage or distribution
centre to dwelling house - Class P

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS P, PART 3 OF SCHEDULE 2 TO THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: Kingfisher First Limited

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to 1 bed residential dwellinghouse (C3) Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class P

At: 1a Stanley Grove Reading RG1 7NS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 March 2019



Head of Planning, Development & Regulatory Services *RE*

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REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the building subject to this Prior Approval application was used for a lawful use falling within Class B8 (storage and distribution) of the Schedule to the Use Classes Order. The proposal therefore does not meet criteria (a) set out in paragraph P.1; Class P, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Prior Approval is refused.

INFORMATIVES

1. The refusal relates to the following plans and drawings: 3523/100 Block and location plan
3523/101 Existing floor plans and elevations
3523/200 Proposed floor plans and elevations
As received on 29th January 2019

Date: 25 March 2019



Head of Planning, Development & Regulatory Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>