

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Pegasus Group
Abbey House
Grenville Place
Bracknell
RG12 1BP

Application No: 182166
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: Pegasus Group

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 Class B1(a) (offices) to C3 (dwellinghouses) to comprise 24 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Cadogan House Rose Kiln Lane Reading RG2 0HP

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 28 January 2019



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Head of Planning, Development
& Regulatory Services

Application At: Cadogan House Rose Kiln Lane Reading RG2 0HP

Application No: 182166

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 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, received on 10/12/18:

Drawing No: 589.LN.001 Rev. D - Site Location

Drawing No: 589.PL.100 Rev. C - Proposed Ground Floor Plan

Drawing No: 589.PL.101 Rev. B - Proposed First Floor Plan

3. The development permitted by this prior approval shall be carried out in accordance with the approved Flood Risk Assessment, by Delta- Simons (ref: 3- 0223.04). Finished floor levels at the ground floor shall be set no lower than 39.56m above Ordnance Datum (AOD) before the development is occupied for residential use.

Reason: to ensure safety from flooding of future occupants of the proposed development in accordance with the NPPF and Policy CS35 of the Core Strategy.

4. The glazing and ventilation shall be installed in accordance with the specifications recommended within the Noise Assessment, by Anderson Accoustics (ref: 3149) supplied with the application before the development is occupied for residential use.

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



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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 applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), this prior approval notice relates only to the change of use of the building from Class B1(a) to Class C3 (dwellinghouses) only and no other use.
4. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
6. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval within the prescribed target or agreed extended timescale for the decision to be issued.



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