

TOWN AND COUNTRY PLANNING ACT 1990

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

To: ET Planning Ltd
Beechey House
87 Church Street
Crowthorne
Berkshire
RG45 7AW

Application No: 190335
Application type: Retail Prior Approval

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS M, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: The Owner and/or Occupier

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of part of ground floor from retail (A1) to 2 residential studio apartments (C3). Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

At: 59-61 Southampton Street Reading RG1 2QU

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 30 April 2019



Head of Planning, Development
& Regulatory Services

AA

Application At: 59-61 Southampton Street Reading RG1 2QU

Application No: 190335

Application type: Retail Prior Approval

CONDITIONS

1. The development shall be carried out in accordance with the details provided with respect to the ground floor area only labelled 'Flat 3' and 'Flat 4' as shown on submitted Drawing no: 020 Rev P3, received 30th April 2019, unless otherwise agreed in writing by the Local Planning Authority.
2. In order to comply with the provisions of paragraph M2.(3) (a) of Class M of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class M(a) and M(b) must be completed within a period of three years starting from the prior approval date.

INFORMATIVES

1. The buildings to which this prior approval relates are to be used as a dwellinghouses within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.
2. 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.
3. It is likely that the works set out in this application will also require approval from the Council's Building Control office to ensure compliance with any relevant building regulations. It is therefore assumed that concerns about fire safety, means of escape, ventilation and sound insulation will be reviewed and addressed by Building Control if works proceed. Please contact Building Control on 0118 937 2449 for advice.
4. 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.

Date: 30 April 2019



Head of Planning, Development
& Regulatory Services

AA

5. 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.

Date: 30 April 2019



Head of Planning, Development
& Regulatory Services

AA