



Supporting Statement

For Prior Approval for
Change of Use from Class B1 (Offices) to
a Class C3 (Dwellinghouse)

at

2a Armour Road
Tilehurst
Berkshire
RG31 6HT

7th May 2019

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1.0 Introduction

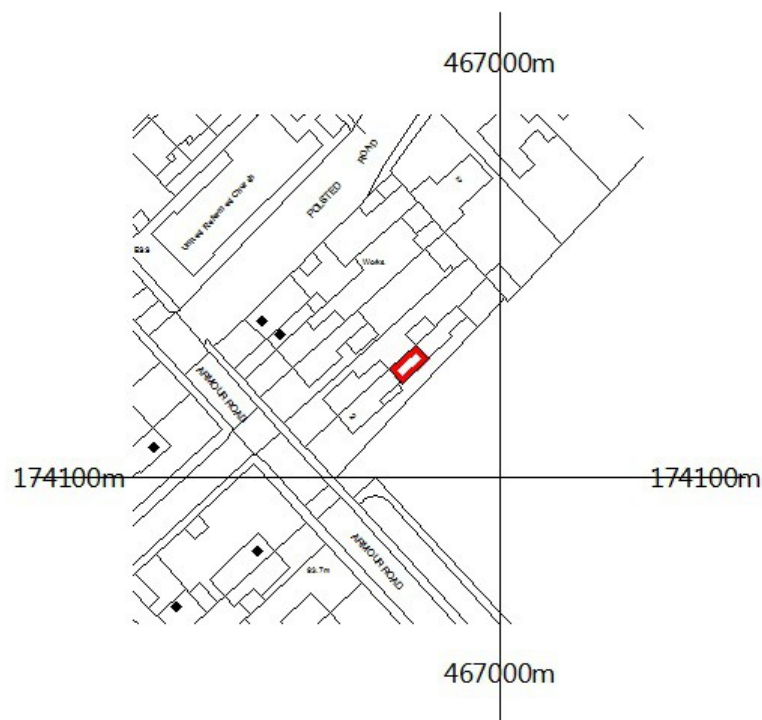
1.1 This Supporting Statement accompanies an application for notification of prior approval for a Change of Use from Offices (Class B1) and any land within its curtilage to Dwellinghouse (Class C3) in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Part O.

1.2 This Supporting Statement will demonstrate that the proposal provides a well-designed and appropriate scheme which sits comfortably within its setting and satisfies the criteria of the legislation.

2.0 Assessment of the Site

2.1 Physical context of the site:

The application site is located to the rear of 2 Armour Road. An ordnance survey extract is shown below, with the application site outlined in red.



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Fig 1: Extract from Site Location Plan

2.2 The access to the building is down the right hand side of 2 Armour Road.

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The aerial photograph below shows the relationship of the existing building with the other buildings in the area.

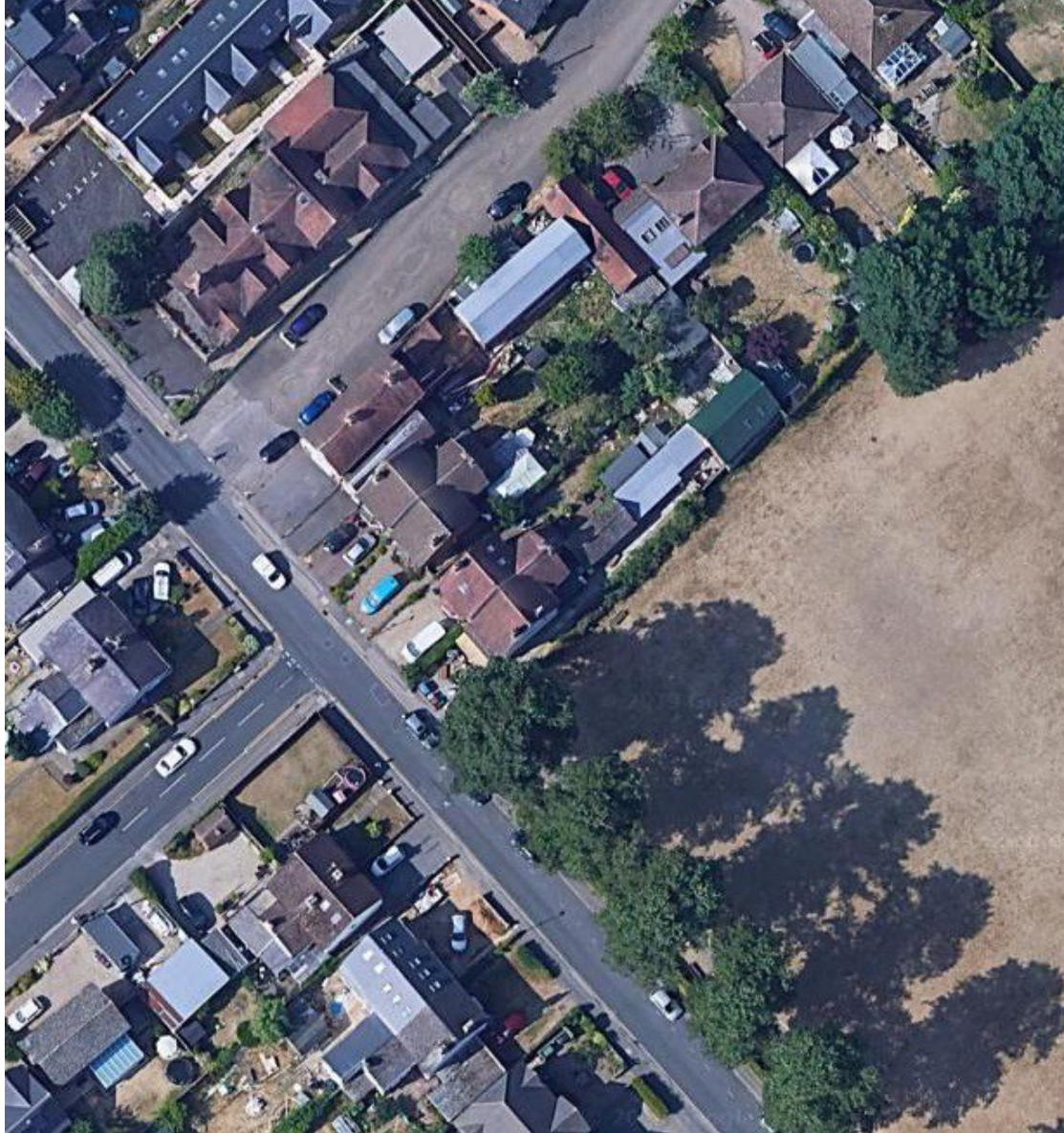


Fig 2: Aerial photograph of the site

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2.3 Photographs of the site and existing buildings are shown below



Fig 3: East elevation of the office building



Fig 4: Vehicular entrance to the application site

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2.4 Social context of the site:

The proposed new dwelling is located in a mixed area, comprising in the main of residential and retail uses. There are some residential developments to the rear of other properties along Armour Street. These properties can be seen on Fig 1 the Ordnance Survey map.

3.0 Permitted Development

3.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 3, Class O relates to:

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (Offices) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that Schedule.

O.1: The development is not permitted by Class O if -

a) the building is on article 2(5) land and an application under paragraph O.2(1) in respect of the development is received by the local planning authority on or before 30th May 2019;

The building is not situated on article 2(5) land.

b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order;

The B1 use has been continuous since the building was first consented and is now in use by a sole trader.

(i) on 29th May 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

The building was used as an office on May the 29th 2013 and has continued to be used as such.

(d) the site is, or forms part of, a safety hazard area;

The site is none of the above and therefore this clause does not apply.

(e) the site is, or forms part of, a military explosives storage area;

The site is none of the above and therefore this clause does not apply.

(f) the building is a listed building or is within the curtilage of a listed building; or

The building is not listed nor is it within the curtilage of a listed building.

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(g) the site is, or contains, a scheduled monument.

The site does not contain a scheduled monument.

Conditions

O.2: 1) Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development;

The proposal retains the existing access to the building and the proposal is a 15 minute walk to Tilehurst Station. Regarding impact on Highways more generally, there is now ample evidence, both nationally and locally, to support the view that conversion of offices into residential units reduces the impact on highways in central locations such as this. Accordingly, we submit that there is ample precedent, and ample good cause more generally, for the Highways Authority to recommend approval of the scheme now proposed.

(b) contamination risks on the site;

The site is not one noted as contaminated land on the Reading Borough councils' website and there is no known reason to believe that the land is contaminated.

(c) flooding risks on the site;

The site is not located within a flood risk zone and therefore there is no potential flood risk to the site. An extract map on the next page (*Fig 5*) from the Environment Agency illustrates that the site is not in a flood risk zone. The land registry flood risk indicator notes that '*The land is in an area that has a very low chance of flooding from rivers or the seawhich means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000).*'

2) Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date;

The development would be completed within this timeframe.

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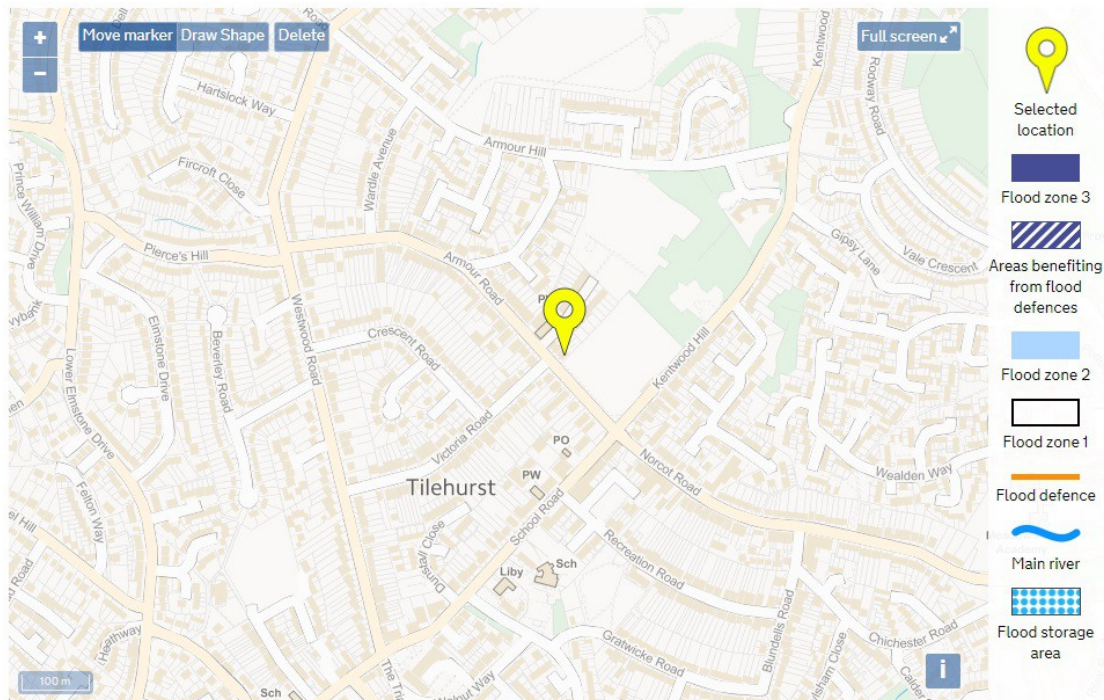


Fig 5: Flood Zone Map

Interpretation of Class P

0.3 For the purposes of Class O -

"commercial premises" means -

any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of application under paragraph 0.2(1), and includes any premises licensed under the Licensing Act 2003(a) or any other place of public entertainment.

4.0 The Proposal

4.1 The proposal comprises a change of use of the existing office building (use Class B1) to a residential dwelling (Use Class C3) with minor associated building works reasonably necessary to convert the building. The proposed dwelling will have a kitchen/dining room, a bedroom and a bathroom.

4.2 The footprint and existing structure will be retained.

4.3 The existing building already has an electricity supply which will be adapted to suit the new dwelling.

4.4 The proposed curtilage of the is shown on the attached existing and proposed drawings attached.

4.5 Materials

The pitched roof will be upgraded and retiled. Insulation to the whole of the building will be upgraded to meet the requirements of the current building regulations.

5.0 Conclusion

5.1 The application for Prior Approval is made as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Part O.

5.2 This statement demonstrates that the principle of a change of use of this office building to a dwellinghouse is permissible under this legislation.

5.3 The size and location of the proposal utilises the existing building and is therefore identical.

5.4 For the reasons set out above we recommend this application to Reading Borough Council for approval.

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