

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Colony Architects
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 182058
Application type: Light industrial use (Class
B1c) to dwelling house - Class PA, Part 3
GPDO 2015 (as amended 2016)

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

Applicant: Colony Architects Ltd

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 of building from Class B1(c)(light industrial) to C3 (dwellinghouses) to comprise 3 x 1 bed flats & 1 x 2 bed flats. Prior notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2016.

At: Land to the rear of 8 Prospect Street Reading RG1 7YG

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 15 January 2019

Head of Planning, Development
& Regulatory Services *JFM*

Application At: Land to the rear of 8 Prospect Street Reading RG1 7YG

Application No: 182058

Application type: Light industrial use to dwelling house - Class PA, Part 3 GPDO 2016

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 PA 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 PA.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The development shall be carried out only in accordance with the submitted information and details:

Drawing No:

- 02-01 Rev. P - Proposed Site Location Plan
- 03-30 Rev. P - Existing Floor Plans
- 03-30 Rev. P - Proposed Floor Plans

Received: 23/11/2018

Reason: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) Order 2016.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class PA 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 on the sustainability of light industrial and / or storage and distribution services in the area.

2. The applicant is advised that as an application for prior approval under Class PA, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, this prior approval notice relates to the change of use of the building from Class B1(c) to C3 (dwellinghouses) only and no other use.



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3. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these.

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.

5. 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 be made aware 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 within the Transport Strategy area of the Transport Section on the Reading Borough Web Site.

6. In connection with the implementation of this office prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:

<http://www.reading.gov.uk/environmentalprotection>

7. There should be no burning of waste on the site.

8. 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.



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