

TOWN AND COUNTRY PLANNING ACT 1990

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

To: M D Howlett Associates Ltd.
76 Kidmore Road
Caversham
Reading
RG4 7NA

Application No: 181949
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: Hanel Nathhwani

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: Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise four self contained residential apartments comprising 1 x 2 bed flat and 3 x 1 bed flats. Prior notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

At: 24 Eldon Road Reading RG1 4DL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE



Date: 19 December 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: 24 Eldon Road Reading RG1 4DL

Application No: 181949

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REASONS FOR REFUSAL

1. The applicant has failed to sufficiently demonstrate that the building subject to this Prior Approval application was used for a lawful use falling within Class B1(a) (office) of the Schedule to the Use Classes Order. The proposal therefore does not meet criteria (b) set out in paragraph O.1; Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Additionally, the agent failed to submit information that illustrated cycle and bin storage which was required to comply with paragraph O2; Condition (a), Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore Prior Approval is refused.

INFORMATIVES

1. 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. Emails were sent to the agent on 13th and 17th December asking for amended plans / further information (and providing a deadline for such information to be submitted) and a voicemail left on 19th December 2018, all of which received no response. Extensions of time are not permitted on applications of this nature which ultimately means that the application had to be refused if not withdrawn in order to be determined within the given statutory time frame.

2. It is noted for your future information that had the proposals been able to be supported by officers, it would have been noted that this type of application relates solely to change of use only and none of the external works shown on the submitted plans would have been approved.

3. The following plans, drawings & information have been assessed:

Drawing Nos.

Location Plan

1237 / 2 - Plans as Proposed

1237 / 1 - Plans as Existing

Received 8th November 2018.



Date: 19 December 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

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/>