

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Savills
Hawker House
5-6 Napier Court
Napier Road
RG1 8BW

Application No: 180982
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: Limited

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(a) (offices) to C3 (dwelling houses) to comprise 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats. Prior Notification under Class O,
Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 54-58 Queens Road Reading RG1 4AZ

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 31 July 2018

Head of Planning, Development & Regulatory Services *RE*

Application At: 54-58 Queens Road Reading RG1 4AZ

Application No: 180982

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 following plans and drawings have been assessed:

15261-006 LOCATION PLAN

15261-010 A EXISTING BLOCK PLAN

15261-011 A EXISTING GROUND AND FIRST FLOOR PLAN

15261-012 A EXISTING SECOND FLOOR AND ROOF PLAN

15261 -025 EXISTING ELEVATIONS

15261 -025 EXISTING ELEVATIONS

15261-014 A PROPOSED GROUND AND FIRST FLOOR PLAN

15261-015 A PROPOSED SECOND FLOOR AND ROOF PLAN

15261-026 PROPOSED ELEVATIONS

All received by the Local Planning Authority on 11th June 2018; and

15261-013 B PROPOSED BLOCK PLAN (received 30th July 2018)

Reason: For the avoidance of doubt and in the interests of proper planning.

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.



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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) Order 1995, 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(a) to C3 (dwellinghouses) only and no other use.

4. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. It is requested that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees be informed of the prohibition on entitlement to a car parking permit.

5. 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.

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://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work>

7. 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. For example, it is noted that the proposed floor plans show replacement of doors with a window (as shown on drawing no. 15261-026 PROPOSED ELEVATIONS) to the front elevation. The grant of prior approval does not make the development lawful.



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