

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
RH1 6BT

Application No: 181338
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: The Thackeray Estate

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 of 1st, 2nd and 3rd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 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: 200-202 Broad Street Reading RG1 7QJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 19 September 2018
SFB



Head of Planning, Development
& Regulatory Services

Application At: 200-202 Broad Street Reading RG1 7QJ

Application No: 181338

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the parts of the building subject to this Prior Approval application were used for a lawful use falling within Class B1a (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 or in accordance with article 3(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore Prior Approval is refused.

INFORMATIVES

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

Site Location Plan, as received 31/07/18

BS 00 - Rev A - Basement Floor Plan Measured Survey, as received 31/07/18

BS 01 - Rev A - Ground & Lower Ground Floor Plan Measured Survey, as received 31/07/18

BS 02 - Rev A - First Floor Plan Measured Survey, as received 31/07/18

BS 03 - Rev A - Second Floor Plan Measured Survey, as received 31/07/18

BS 04 - Rev A - Third Floor Plan Measured Survey, as received 31/07/18

BS 05 - Rev A - Roof Plan Measured Survey, as received 31/07/18

4010 - Basement Floor Plan Proposed, as received 21/08/18

4001 - 1st Floor Plan Proposed, as received 31/07/18

4002 - 2nd Floor Plan Proposed, as received 21/08/18

4003 - 3rd Floor Plan Proposed, as received 31/07/18

Planning Supporting Statement by Town Planning Bureau, Ref TPB-555-L1, dated and received 31/07/18

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

2. In addition to lawful use not being proven, in any future prior approval application it is advised that the inaccuracies on the existing plans, as witnessed during the officer site visit on 07/09/18, are incorporated. Furthermore, a



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proposed ground floor plan, as requested on 13/08/18, but not submitted, should also be submitted.

3. The Local Planning Authority has worked positively and proactively with the applicant to identify issues at an early stage and provide an opportunity to see if relevant concerns could be resolved to allow the office prior approval application to be granted. However, that has not been possible within the prescribed timescale and therefore the decision to refuse this office prior approval application has been taken.



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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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.