SUPPORTING STATEMENT

85-87 BASINGSTOKE ROAD READING RG2 0HA
Change of use of part ground, first and second floors from Class B1(a) offices to Class C3 residential (17 flats)

PREPARED BY
JPB Architects
Cedar House
Vine Lane
Hillingdon
UB10 0NF

Tel: 01895 272 446
Email: admin@jpbarchitects.co.uk

Ref: 10979 Date: 20 Nov 2018

1.0 INTRODUCTION

1.1 This statement has been submitted in support of an application for determination as to whether or not prior approval is required for the following development and, if so, whether that approval should be granted:

"Change of use of part ground floor entire first and second floors from B1(a) offices to C3 residential use" at 85-87 Basingstoke Road, Reading RG2 0HA.

1.2 With reference to the Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2015, we note that such changes of use are permitted development by virtue of Class O.

1.3 The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 Class O, change of use 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(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

1.1 The proposed development is considered to constitute permitted development by virtue of the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

1.2 The application is submitted in accordance with Paragraph W of the Order which sets out the procedures for applications for prior approval under Part 3. This requires a developer to make an application to the LPA for determination as to whether the prior approval of the authority will be required.

2.0 SITE DESCRIPTION

2.1 The application site is situated at the western side of Basingstoke Road and corner of Winchester Road. It is also on junction to Elgar Road. The site is located on mixed use class offices, light Industry and residential etc.

2.2 The site is on sustainable location where Bus and train services easily approachable. Bas stop is 240 ft walking distance. Buses connect Reading Station in approx 15 Mins. Bus services run along Northumberland Avenue which is within easy walking distance:-

2.3 The site area is 592 Sq.M approx 19m wide and 31 m deep.

2.4 The existing property is three-storey building about 326 M2 GF & FF and 299m2 SF floor area. All floor area in use as B1(a) office purposes.

2.5 Existing building brickface to ground and first floor and roof tiles finished to mansard roof second floor. The property has windows available on front, rear and side elevation.

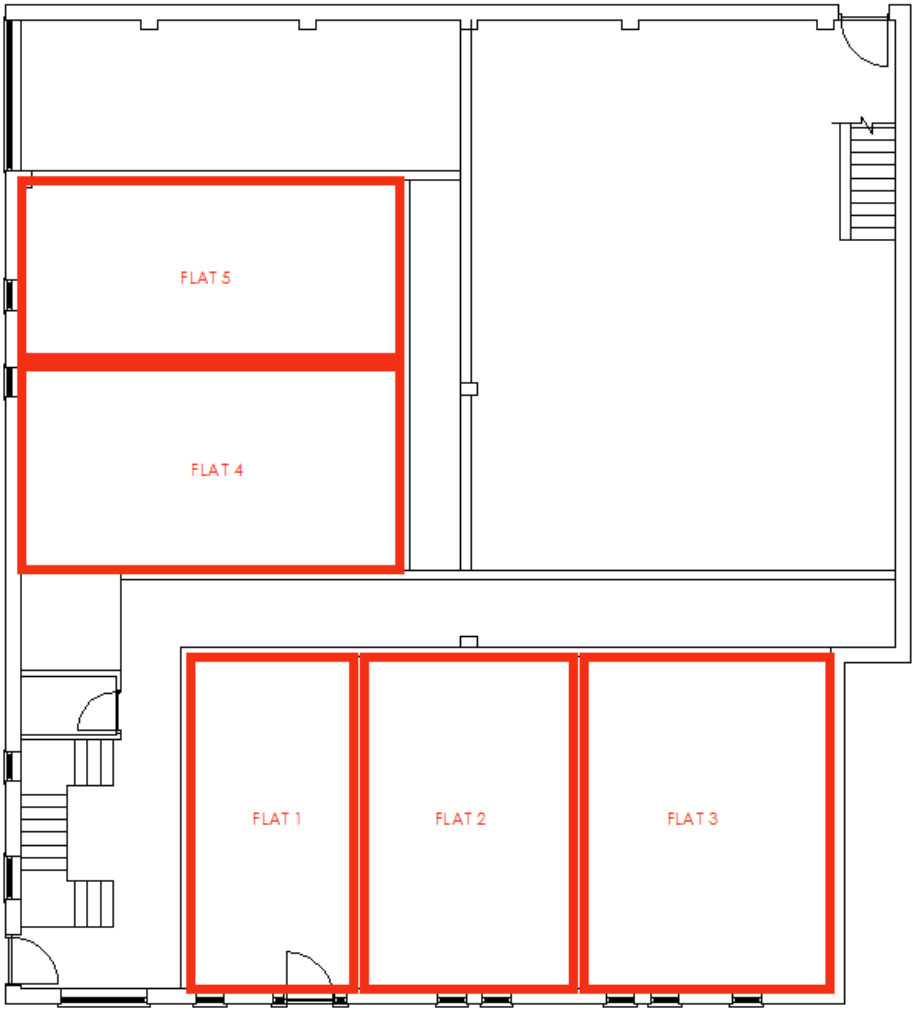
2.6 Entrance of the building is from Winchester Road. Front court provides parking for 7-8 cars.

3.0 PROPOSAL

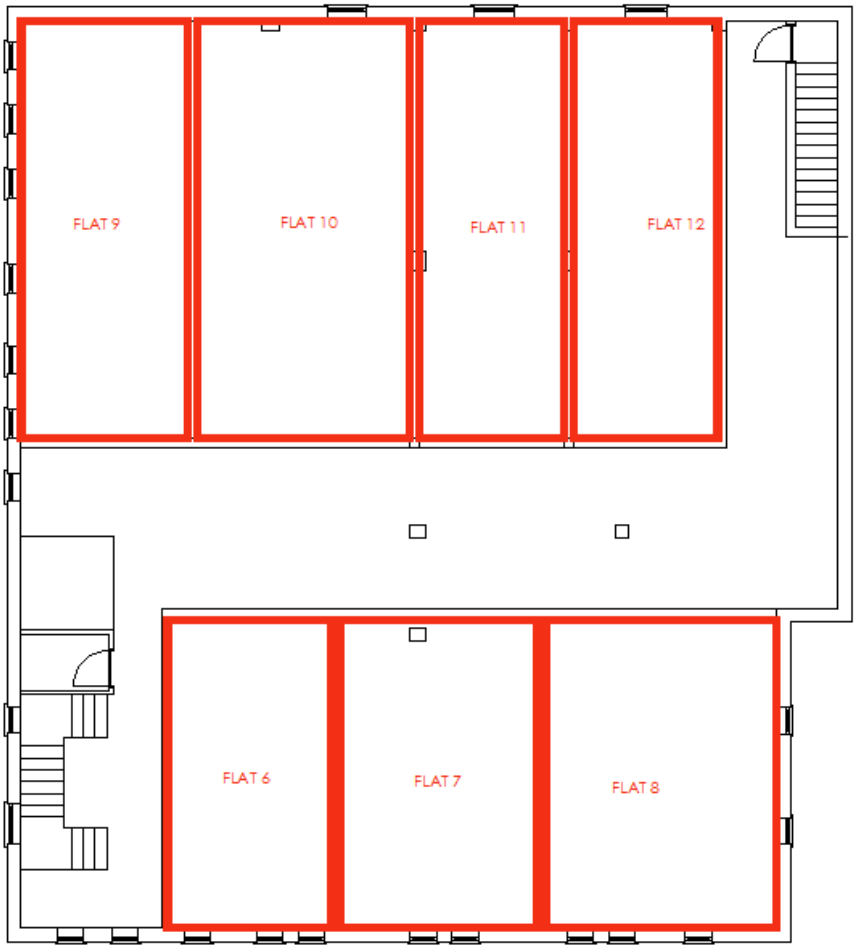
3.1 It is proposed to change the use of part ground floor, entire first and second floor of the building, which was previously used for B1(a) office purposes, to residential use (which would comprise up to 17 dwellings).
Refer VOA Business Rates and Council's earlier planning application also refers to Office use.

3.2 No external alterations to the site or building are proposed in connection with this change of use.

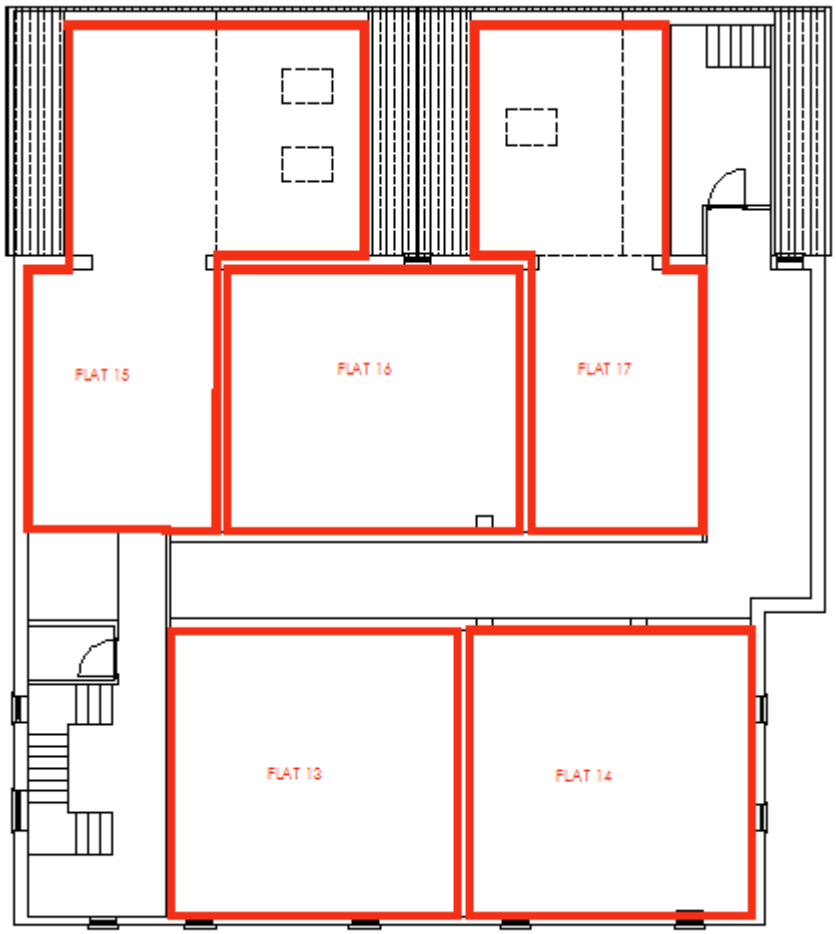
3.3 Access to the site and building would remain as at present.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

4.0 KEY CONSIDERATIONS

Transport and highways impact

4.1 With regard to the impact of the proposals on transport and highways, it is noted that the proposed residential use will be less intensive in nature than the current office use. Therefore the overall impact will be reduced.

4.2 The application site is in on sustainable location, Basingstoke Road and Northumberland Avenue are a route for number of buses as mentioned above and nearest station is less than 15 mins. distance.

4.3 Onsite parking is available on front of the site.

4.4 Given the above, the creation of up to 17 small scale (studio) units is unlikely to have any adverse impact on transport and highways.

Contamination risks

4.5 The site has been occupied by an office building for years, and given that the proposed change of use will not involve any external works at the site, there will be no material change in circumstances from that which currently exists.

4.6 Furthermore, there are no known potential sources of contamination within the area surrounding the site which could have a detrimental impact on future residents. Therefore no significant risk of contamination is anticipated in connection with this proposal.

Flooding risks

4.7 The site is located within very low risks of flood zone 1 according to Environment Agency's online record. Therefore no significant risk by proposal.

5.0 CONCLUSION

5.1 The change of use of Part Ground Floor, entire first and second floors of 85-87 Basingstoke Road B1(a) office space to residential use is classified as permitted development by virtue of the Town & Country Planning (General Permitted Development) (Amendment)(England) Order 2015.

5.2 The proposed change of use in this sustainably located building will create up to 17 small residential units, making use of the suitable space available.

5.3 We intend to improve the site by providing a positive contribution to Basingstoke Road where good public transport accessibility.

5.4 The proposal will enhance positive contribution to the building, street scene and local area.

5.5 The assessment set out above indicates that the proposed change of use is entirely acceptable with regards to transport and highways impact, contamination risks and flood risk and consequently we request that the change of use is allowed to proceed without delay as permitted development by virtue of Class J of the T&CP (GPDO).

Appendix A: Site Photos

Aerial view of the Property

Front elevation of the property

Front car parking

Front elevation

Appendix B: Environment Agency Flood Map (Extract from Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
85-87 BASINGS	**471880/171636**	**26 Nov 2018 2:42**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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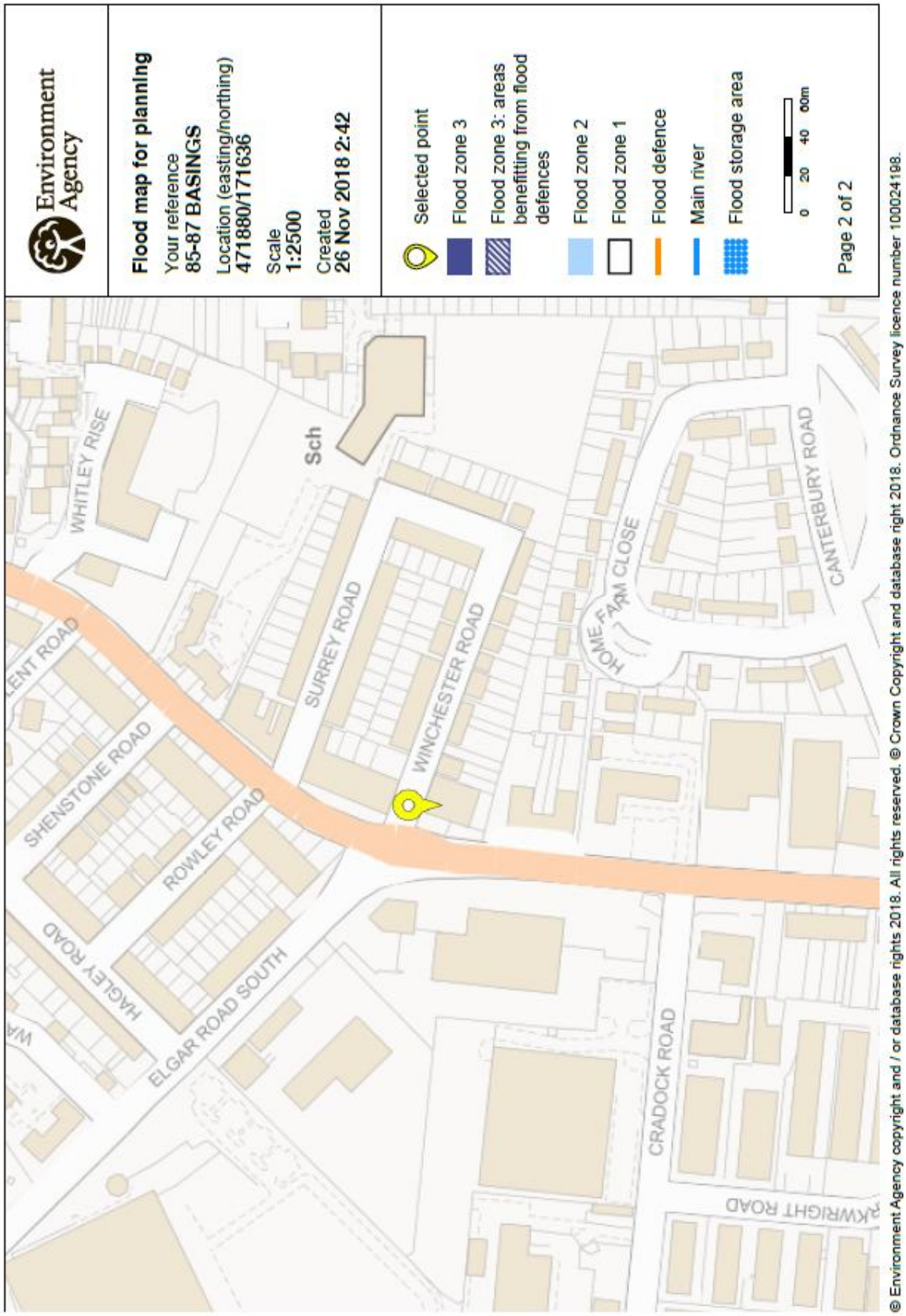
https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/


Environment Agency
Flood map for planning
Your reference
85-87 BASINGS
Location (easting/northing)
471880/171636
Scale
1:2500
Created
26 Nov 2018 2:42
Selected point
Flood zone 3
Flood zone 3: areas benefitting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage area
0 20 40 60m
Page 2 of 2
WHITLEY RISE
Sch
SURREY ROAD
WINCHESTER ROAD
HOME FARM CLOSE
CANTERBURY ROAD
SHENSTONE ROAD
ROWLEY ROAD
HAGLEY ROAD
ELGAR ROAD SOUTH
CRADOCK ROAD
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Appendix C: Business Rate Valuation (Extract from VOA – GOV.UK)

‹ Back to other valuations

Other valuation

85 -87, Basingstoke Road, Reading, RG2 0HA

Description	Offices and premises	Valuation scheme reference	126537
Local authority	Reading	Special category code	203G
Local authority reference	1001595085004	Effective date	1 April 2010
Base rate	£135 per m²/unit	Appeals	0
Transitional Relief certificate issued	No		

The rateable value is rounded down to

£66,500

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

The 2010 rating list is now closed and appeals can only be made in limited circumstances.

An appeal can be made:

- no later than 30 September 2017 when citing a decision of a Valuation Tribunal, or higher court
  or
- within 6 months of a Valuation Office Agency (VOA) 'notice of alteration'

Propose changes to this valuation

Parts of the property

Floor	Description	Area m²/unit	Price per m²/unit	Value
Ground	Internal Storage	182	£76.28	£13,879
First	Office	232.3	£108.94	£25,307
Ground	Office	63.7	£108.94	£6,939
Ground	Kitchen	2.5	£108.94	£272
Second	Office	180.7	£108.94	£19,685
Second	Kitchen	6	£108.94	£654
		667.2		**£66,736**

Plant and machinery

Description	Value
Plant and machinery	£0
	£0

◂ Back to other valuations

Other valuation

85 -87, Basingstoke Road, Reading, RG2 0HA

Description	Offices and premises	**Valuation scheme reference**	869821
Local authority	Reading	**Special category code**	2083
Local authority reference	1001595085004	**Effective date**	1 April 2017
Base rate	£200 per m²/unit		
Transitional Relief certificate issued	No		

The rateable value is rounded down to

£101,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

This is the summary valuation.

If you're the owner or occupier, you can register or sign in and claim this property to:

- view the detailed valuation
- confirm your property details or tell us that something is incorrect (check)
- tell us that you disagree with the valuation (challenge)

Register

Already registered? Sign in

Parts of the property

Floor	Description	Area m²/unit	Price per m²/unit	Value
Ground	Internal Storage	182	£116.02	£21.116
First	Office	282.8	£165.75	£88.504
Ground	Office	63.7	£165.75	£10.558
Ground	Kitchen	2.5	£165.75	£414
Second	Office	180.7	£165.75	£29.951
Second	Kitchen	6	£165.75	£995
		667.2		£101,538

Plant and machinery

Description	Value
Plant and machinery	£0
	£0

Car parks

Spaces	Area	Value
7	0	£0