

Development Management
Reading Borough Council,
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

10th December 2018

Dear Sir/Madam,

Re: Application for prior approval under Class O of the GPDO (2015) for conversion of a two-storey office building from B1(a) use to 24 residential units in C3 use, at Cadogan House, Rose Kiln Lane, Reading, RG2 0HP.

This cover letter accompanies a prior approval application for conversion of Cadogan House from B1(a) office use to 24 apartments in C3 residential use. Application 181643 provided an approval of a similar scheme at the site for 39 units in November 2018, and the current proposal aims to provide my client with an alternative option. This letter is accompanied by the following documents:

- Transport Statement
- Noise Assessment
- Proposed Site Plan
- Flood Risk Assessment
- Geo-Environmental Risk Assessment

The above documents refer to the approved 39-unit scheme. Although the current proposal is for 24 units, the documents remain largely relevant and are submitted with the application to assist consideration.

Planning History

There have been a number of previous applications at the site. The relevant applications are listed below:

950357 - Two storey B1 building with car parking and landscaping. PERMITTED

161650 - Change of use of ground and first floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 19 one bed apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. REFUSED

Pegasus Group

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This prior approval application was refused for two reasons as follows:

1. *"The building lies on the site of an historic works, and within a landfill buffer zone which has the potential to have caused contaminated land, including land gas No details have been submitted to demonstrate that the change of use on the site to residential use would not expose future occupants of the building to undue contamination risk. Therefore prior approval is refused in respect of contamination risk under the criteria set out in paragraph O.2 (b); Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2016)."*
2. *"The development is situated in an area likely to be affected by noise from commercial premises (and road noise). No details have been submitted to demonstrate that the change of use on the site to residential use would not expose future occupants of the building to undue noise pollution. Therefore prior approval is refused in respect of noise impact under the criteria set out in paragraph O.2 (d); Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2016)."*

170290 - Change of use of ground and first floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 19 one bed apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. WITHDRAWN

172277 - Change of use of ground & first floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 19 one bed apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. APPROVED

Prior Approval application 172277 was permitted as the site was deemed to have met the tests as laid out in Class O of the GPDO 2015, and the two reasons for refusal for application 161650 had been overcome through the submission of relevant technical reports.

181643 – Change of use of office building from B1(a) (offices) to C3 (dwelling houses) to comprise of 39 residential units. Prior notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. APPROVED

Site Description

Cadogan House lies in the south of Reading Borough and approximately 1.2 kilometres south of the centre of Reading. The site lies off Rose Kiln Lane, which runs to the west, with the A33 running to the east. Two storey buildings which appear to be in office use run to the north and south of the site.

There are no nearby listed buildings, and the site lies within Flood Zone 2.

Proposal

The proposal is to convert Cadogan House from B1(a) office use to 24 residential units in C3 use, under Class O of GPDO 2015. 22 of the existing parking spaces will be offered for use by the proposed residential units. This allocates 0.92 spaces per unit bed which is greater than the approved situation under application 181643.

Assessment Against Class O of the GPDO (2015)

Permitted development under Class O of the GPDO (2015) is made up of two parts. The site must not fall within any of the restrictions within Class O, and then must apply to the Local Authority for a determination as to whether the prior approval of the authority will be required as to transport and highway impacts, flood risk, impact of noise from commercial premises, and contamination. Responses to the requirements of Class O are set out below:

Development Not Permitted

O.1 Development is not permitted by Class O if:

- (a) the building is on article 2(5) land – the building is not on article 2(5) land.
- (b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order –
 - (i) on 29th May 2013, - the building was in office use on and after 29th May 2013, as confirmed by the previous grant of Prior Approval.
- (c) the site is, or forms part of, a safety hazard area – the site is not within or part of a safety hazard area.
- (d) the site is, or forms part of, a military explosives storage area – the site is not within or part of a military explosives storage area.
- (e) the building is a listed building or is within the curtilage of a listed building – the building is not listed, and it is not within the curtilage of a listed building.
- (f) the site contains an ancient monument – the site does not contain an ancient monument.

Conditions

O.2 Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- (a) Transport and Highway Impacts of the Development

A transport statement has been submitted with this prior approval application which should be referred to for full detail, but in summary it confirms:

- The proposed conversion of office space to residential will lead to a material reduction in trips associated with the site (would be much less given current proposed is for 24 units).
- The proposal would provide 0.92 spaces per unit which is greater than under approved application 181643.

- The proposal will not lead to any harm to the existing operation and free flow of traffic on the adjoining highway network.

It is therefore considered the proposals would not lead to adverse impacts on transport or highway safety when considered against criteria (a).

(b) Contamination Risks on the Site

A preliminary risk assessment has been submitted with this application this confirms that contamination risk on site is considered to be low. The report recommends that no further assessment of the risk from contaminated land is required prior to the proposed change of use.

(c) Flooding Risks on the Site

The site is located within Flood Zone 2. A flood risk assessment has been conducted and accompanies this application. It sets out that the site is at low risk of surface water flooding and groundwater flooding. Mitigation of any flood risk can be provided by applying a finished ground floor level of 39.56m AOD, as is recommended within the flood risk assessment. An evacuation route plan has been provided within the FRA which demonstrates safe evacuation could take place in the event of flooding. It is therefore concluded that flood risk should not prevent the proposed development taking place. Conditions can be applied to secure relevant mitigation as proposed if required.

(d) Impacts of Noise from Commercial Premises on the Intended Occupiers of the Development

A noise assessment has been undertaken on site to establish the impact of noise from commercial occupiers on the proposed development. The main source of noise around the building is considered to be generated by local traffic on Rose Kiln Lane and the A3£. As this is not noise from a commercial premises, it is not something that requires assessment under criteria (d) above, but nonetheless the noise assessment sets out recommendations to ensure the internal noise levels in WHO and BS8233:2014 can be met. These can be met through acoustic laminated glazing and acoustic trickle ventilators. Conditions can be applied to secure relevant mitigation as proposed if required.

Conclusion

To conclude, the site meets all of the criteria as laid out in Class O of the GPDO (2015). Reports have been prepared for each of the Prior Approval tests (flood risk, contamination, noise from commercial premises and transport) and this letter and accompanying information demonstrate that the proposals meet the relevant conditions.

It is therefore respectfully requested that Prior Approval be granted.

Yours Sincerely,



Nick Kirby BA (Hons) MSc MRTPI

Associate Planner