

5 June 2018

General Permitted Development Order (2015)
Prior Notification

Design and Access Statement
Flood Risk Assessment

Change of use from incidental storage (Class A1) to one dwelling

180 Wantage Road Reading

5 June 2018

1. Introduction

1.1. This statement has been prepared to support the following proposal:

Change of use from incidental storage (Class A1) to one dwellings

1.2. The site relates to a single-storey building with a pitched roof located to the rear of 180 Wantage Road and adjacent to Lundy Lane.

1.3. The site is identified as within a wholly residential area.

1.4. This application for prior notification under Part 3 of Schedule 2 of the General Permitted Development Order (2015) is sought for the change of use of the building to 1 dwelling. The applicant asserts that in relation to the key material considerations prior approval is not required and the change of use can proceed under the provisions of Part 3 of Schedule 2 of the 2015 GPDO.

2. Site Context

2.1. The site is within a wholly residential area and is surrounded by a mixture of built form.

3. The 2015 General Permitted Development Order

3.1. The key determining criteria are contained within Class M, Part 3, Schedule 2 of the General Permitted Development Order 2015 which states:

Permitted development

M. Development consisting of—

(a) a change of use of a building from—

(i) a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order;

(ii) a use as a betting office or pay day loan shop, or

5 June 2018

(iii)a mixed use combining use as a dwellinghouse with—

(aa)a use as a betting office or pay day loan shop, or

(bb)a use falling within either Class A1 (shops) or Class A2 (financial and professional services) of that Schedule (whether that use was granted permission under Class G of this Part or otherwise),

to a use falling within Class C3 (dwellinghouses) of that Schedule, and

(b)building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted

M.1 Development is not permitted by Class M if—

(a)the building was not used for one of the uses referred to in Class M(a)—

(i)on 20th March 2013, or

(ii)in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

(b)permission to use the building for a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order has been granted only by this Part;

(c)the cumulative floor space of the existing building changing use under Class M exceeds 150 square metres;

(d)the development (together with any previous development under Class M) would result in more than 150 square metres of floor space in the building having changed use under Class M;

(e)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

(f)the development consists of demolition (other than partial demolition which is reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order); or

5 June 2018

- (g)the building is—
- (i)on article 2(3) land;
- (ii)in a site of special scientific interest;
- (iii)in a safety hazard area;
- (iv)in a military explosives storage area;
- (v)a listed building; or
- (vi)a scheduled monument.

Conditions

M.2—(1) Where the development proposed is development under Class M(a) together with development under Class M(b), development 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 highways impacts of the development,
- (b)contamination risks in relation to the building,
- (c)floodings risks in relation to the building,
- (d)whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—
- (i)on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or
- (ii)where the building is located in a key shopping area, on the sustainability of that shopping area, and
- (e)the design or external appearance of the building,

5 June 2018

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class M(a) only, development 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 the items referred to in sub-paragraphs (1)(a) to (d) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Development under Class M is permitted subject to the condition that—

(a) development under Class M(a), and under Class M(b), if any, must be completed within a period of 3 years starting with the prior approval date; and

(b) a building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.

4. Development Principles

4.1. A Class A1 use of the outbuilding is claimed. The planning unit was defined as part of the previous Certificate of Lawfulness for the Class G Development and comprises a former existing post office at 180 Wantage Road and incidental storage. As such the planning unit retains a Class A1 use and Class M may be used in this case. Class M, set out above outlines the key determining criteria. I shall address each in turn.

(a) transport and highways impacts of the development;

4.2. The site is located within a wholly residential area and retains two parking spaces in front of the garage building to provide for the parking needs of the development.

4.3. It is therefore submitted that the proposed change of use will not amount to a substantive impact to highway safety that would otherwise lead to prior approval being required and refused.

5 June 2018

(b)contamination risks on the site

4.3. This proposal seeks to use this building as it stands and no groundworks are proposed that would otherwise disturb the ground beneath the building.

4.4. The Environment Agency Pollution Register confirms that there are no sources of Industrial Pollution or Significant Pollution Incidents on the site.

4.5. In the light of this it is therefore submitted that there is no substantive risk to life from contamination of the site that would otherwise lead to prior approval being required and refused.

(c)flooding risks on the site

4.6. The Environment Agency advises that the site is located within Flood Zone 1.

4.7. Table 1 of the Technical Guidance to the NPPF confirms that the land is assessed as having no annual probability of river flooding (>1%) and no annual probability of flooding from any source (>0.5%) in any year.

4.8. Extrapolating the extent of the floodplain based on a design life of the development of 100 years. It is anticipated that the classification of the land will remain unchanged.

4.9. The site is within Flood Zone 1. A Site Specific Flood Risk Assessment is not required in this instance.

(d)whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use

(i)on adequate provision of services

4.10. The proposal see's the loss of a vacant shop within a wholly residential area. The development will have no effect on the provision of services within the principle shopping area.

(ii)where the building is located in a key shopping area, on the sustainability of that shopping area

4.11. As the shop at 180 Wantage Road is not within a key shopping area and therefore para d(ii) is not relevant.

5 June 2018

(e)the design or external appearance of the building

4.12. The proposed alterations seek the installation of residential windows and doors within the building to service the development. The proposal is considered appropriate given these minor works.

5. Conclusion

5.1. In summary the applicant asserts the following.

5.2. In relation to the matter of Flood Risk it is submitted that the proposed use of the building will not place additional property or people at risk.

5.3. In relation to ground contamination it is submitted that the proposed use of the building will not place additional persons at risk and that there are no indications of a potentially contaminative use on or near to this site.

5.4. In relation to highway safety it is submitted that the development fully accords with Council policy on the subject and places additional dwellings in the most sustainable location possible.

5.5. It is therefore submitted that whilst prior approval may be allowed it is approved in this instance.