

TOWN AND COUNTRY PLANNING ACT 1990

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

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 170619
Application type: Retail Prior Approval

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS M, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: Mr Francis

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 ground floor from Class A2 (financial and professional services) to C3 (dwellinghouses) to comprise 1 x 1 bed flat. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 4a Bridge Street Caversham Reading RG4 8AA

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 12 June 2017



Head of Planning, Development & Regulatory Services *RE*

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REASONS FOR REFUSAL

1. The proposal fails to comply with Paragraph W(11) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as the conversion to residential had already begun before the local planning authority had issued a decision.

INFORMATIVES

None.



Date: 12 June 2017

Head of Planning, Development & Regulatory Services *RE*

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/pes.



Date: 12 June 2017

Head of Planning, Development & Regulatory Services *RE*