

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Town Planning Experts
58 Northern Road
Cosham
PO6 3DT

Application No: 180038
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 Chahaun

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: Notification for Prior Approval for a Proposed Change of Use of a Building from Class A1 (shops) to C3 (dwellinghouses) to comprise one dwelling under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016.

At: Building at the rear of 180 Wantage Road Reading RG30 2SJ

For the attached reasons

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 23 March 2018



Head of Planning, Development
& Regulatory Services

Application At: Building at the rear of 180 Wantage Road Reading RG30 2SJ

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REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the building subject to this Prior Approval application would only require partial demolition which is reasonably necessary to convert the building. The proposal therefore does not meet criteria M.1 (e) and (f) and condition M.2 (e) of Class M, Part 3, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England)(Amendment) Order 2016 and Prior Approval is refused.

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority on received on 4th January 2018:

Location Plan

Block Plan

Statement

Date: 23 March 2018



Head of Planning, Development
& Regulatory Services

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.

Date: 23 March 2018



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