

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Planning
Jenny Keith
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 170816
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: John Letch Properties Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of Ground Floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 3 x 1-bed flats. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 128 Caversham Road Reading RG1 8AY

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 18 July 2017

Head of Planning, Development
& Regulatory Services

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The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

1. In order to comply with the provisions of paragraph M2.(3) (a) of Class M of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 development under Class M (a) and M(b) must be completed within a period of three years starting from the prior approval date.
2. The following plans and drawings have been assessed:
Drawing No: Existing Ground Floor Plan P1626/2
Drawing No: Site Location and Block Plan 2015-1903
Flood Risk Assessment 35974/4002/CBH/CD/RMF by PBA, dated 20/09/16 Received 22nd May 2017
Drawing No: Ground Floor Plan Proposed 305-SK03/MT
Received 18th July 2017
Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class M and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site; or flooding risks on the site.
2. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
3. The grant of prior approval does not certify that the proposed development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990. If you wish to obtain confirmation that the proposed development would be lawful and that no enforcement action could be taken against it, you can apply for a Certificate of Lawfulness. A fee is payable for this. Further information can be found on the Planning Portal: <http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>
4. In order to comply with the provisions of paragraph M2.(3) (a) of Class M of Part 3 of



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Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 development under Class M (a) and M(b) must be completed within a period of three years starting from the prior approval date.

5. 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.

6. 1. The building to which this prior approval relates 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.

7. The applicant is advised that, in accordance with para.M2 (1) (e) before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required for any proposed changes to the design or external appearance of the building.

8. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. It is requested that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

9. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E. Building Control must be consulted on this application.

10. For further information about construction and demolition nuisance law the applicant is referred to:

<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

11. It is likely that the works set out in this application will also require approval from the Council's building control office to ensure compliance with any relevant building regulations. It is therefore assumed that concerns about fire safety,



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means of escape, ventilation and sound insulation will be reviewed and addressed by building control if works proceed.



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