



Town Planning Bureau

Planning Supporting Statement

The Barn
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RE: PRIOR APPROVAL NOTIFICATION FOR A CHANGE OF USE OF THE FIRST, SECOND AND THIRD FLOORS AND PART OF THE GROUND FLOOR FROM A B1a OFFICE UNIT TO C3 RESIDENTIAL COMPRISING ELEVEN SELF-CONTAINED FLATS.

SITE: 200-202 BROAD STREET, READING, RG1 7QJ.

1. The Application

This letter is presented in support of a notification of prior approval in respect of the change of use of the first, second and floors of the above property from Class B1a (Offices) to C3 (dwellinghouses) comprising eleven x one-bedroom self-contained residential units. It is considered this change of use is permitted development in accordance with Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("GPDO") as amended 2018.

The Notification is submitted on behalf of The Thackeray Estates Ltd, who are the owners of the property.

The lawful use of the first, second and third floors is B1a (office).

This application pack comprises the following documents:

- Existing and proposed drawings (floorplans).
- Site plan.
- Block plan.

We should be grateful if you would give full consideration to the matters set out below.

2. The Site

The property comprises a four storey building located on the corner of West Street and Broad Street, comprising ground floor A2 (bank) with offices above.

The entrance to the upper floors is via West Street.

3. Details of the proposed development

The proposed development involves:

- The change of use of the first, second and third floors from Class B1a (Offices) to C3 (dwellinghouses) comprising eleven x one-bedroom self-contained residential units.
- First floor flats: 1a = 32sqm, 1b = 30sqm and 1c = 87sqm.
- Second floor flats: 2a = 32sqm, 2b = 30sqm, 2c = 39sqm and 2d = 48sqm.
- Third floor flats: 3a = 32sqm, 3b = 30sqm, 3c = 39sqm and 3d = 48sqm.

Date: 31st July 2018

Our ref: TPB-555-L1

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- Direct access to the flats would be via a shared stairway from an entrance lobby on the West Street frontage.
- Cycle parking for eleven bikes would be provided in the basement floor.
- There would be no external changes to the exterior of the building.

4. The use of the building

Planning decision

LPA Ref: 980922 - Change of use from A1 retail to A2, financial and professional service (ground floor). Approved: 20/01/1999.

Current use

Ground floor: occupied by TSB Bank (A2 financial and professional)

First floor: occupied by TSB Bank as back office and meeting rooms un-connected to branch operation (B1a office).

Second floor: occupied by TSB Bank as back office and meeting rooms un-connected to branch operation (B1a office).

Third floor: occupied by TSB Bank as back office and meeting rooms un-connected to branch operation (B1a office).

5. Assessment of proposal

Legislative Background

The Town and Country Planning (General Permitted Development) (England) Order 2015 came into force in April 2015. Class O of Part 3 of Schedule 2 permits the change of use of a building or land within its curtilage to use within Class C3 (dwellinghouses) from a use falling within Class B1(a) (offices) subject to criteria as set out in O.1 and O.2. Class O was further amended in 2016. We assess the proposal against the requirements of the legislation.

Assessment of Proposal

The Prior Approval application requires the Applicant to demonstrate compliance with Class O of the GPDO (as amended). The headings below assess compliance with Class O.

Class O: Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development not permitted

O.1 Development is not permitted by Class O where—

- (a) the building is on article 2(5) land and an application under paragraph O.2(1) in respect of the development is received by the local planning authority on or***

before 30th May 2019;

- The site is outside article 2(5) land and the application is submitted before the 30th May 2019 - the proposal complies with this requirement.

(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, 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;

- The premises have been used for B1(a) purposes since before 29th May 2013.

(c) the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30th May 2016;

- This section is now omitted following the 2016 Amendment to the GPDO.

(d) the site is or forms part of a safety hazard area;

- The site does not form part of a safety hazard area - the proposal complies with this requirement.

(e) the site is or forms part of a military explosives storage area;

- The site does not form part of a military explosives storage area - the proposal complies with this requirement.

(f) the building is a listed building or is within the curtilage of a listed building;

- The site is not a listed building or within the curtilage of a listed building - the proposal complies with this requirement.

(g) the site is, or contains, a scheduled monument.

- The site is not a scheduled monument - the proposal complies with this requirement.

Conditions

0.2 (1) Development under Class O is permitted subject to the condition that 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 as to—

(a) transport and highways impacts of the development,

- No off-street car parking would be provided due to site constraints, as existing. The Applicant is willing to enter into a legal agreement to prevent future occupiers from requesting parking permits for on-street

parking or the attachment of conditions to prevent such on this submitted scheme.

- Secure internal cycle parking for eleven bikes, one for each flat would be provided within the basement floor.
- Refuse storage areas would be provided within the basement floor, in compliance with relevant policies and standards. It is therefore considered this is acceptable.

(b) contamination risks on the site,

- The flats are at first and second floor level above a shop, with just the entrance area at ground floor. Accordingly, there are no potential sources of contamination at the site.

(c) flooding risks on the site, and

- The site is located within Environment Agency Flood Zone 1, with a low risk of flooding. There is no risk of flooding to the residential units, as they are to be located within the first and second floors, and it is considered the scheme is acceptable in flood risk terms.

(d) impacts of noise from commercial premises on the intended occupiers of the development.

- The flats would be located on the first to third floors above a ground floor bank. Sound attenuation measures between the two uses will be provided in order to mitigate and prevent impacts from noise. This will form part of the Buildings Regulation application but can also be subject to agreement by way of conditions.

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

- The requirements of paragraph W would be complied with.

(2) Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

- The development will be completed within three years of the prior approval date.

6. Summary and conclusions

We consider that the change of use to Class C3 (dwellinghouses) from Class B1(a) (offices) is permitted development in accordance with Class O of the GPDO for the following reasons:

- The development would not consist of any of the works listed in part O.1 where development is not permitted, and does not trigger any of the conditions listed under part O.2.

- The building is in lawful B1(a) office use and has been for a considerable length of time. It was in office use on 29th May 2013 and has been since.
- There would be no transport or highway risk.
- There is no contamination risk.
- There is no flood risk.
- There would be no impact from noise.

Should you wish to discuss this notification, or require further information, please do not hesitate to contact the writer.

Prepared by:

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Town Planning Bureau