

TOWN AND COUNTRY PLANNING ACT 1990

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

To: ZLA Ltd
First Floor
12A Castle Street
Reading
RG1 7RD

Application No: 181376
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 Baille

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 and basement of building from Class A1 (shops) to Class C3 (dwellinghouses) to comprise one dwelling and associated works. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 16 Hemdean Road Caversham Reading RG4 7SX

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 1 October 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 16 Hemdean Road Caversham Reading RG4 7SX

Application No: 181376

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1. 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:
2. 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 (as amended) development under Class M(a) and M(b) must be completed within a period of three years starting from the prior approval date.
3. The following plans and drawings have been assessed:
240-A1-01 Existing (location plan, block plan, elevations and floor plans)
A1-06 Proposal 5 (proposed location plan, block plan, elevations and floor plans)
As received 06/08/2018
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 Schedule 2 of the Town and County Planning (General Permitted Development) Order



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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. 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. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
8. 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, means of escape, ventilation and sound insulation will be reviewed and addressed by Building Control if works proceed. Please contact Building Control on 0118 937 2449 for advice.
9. It is acknowledged that the submitted plans illustrate 1 x off road parking space on an area of hard standing fronting Hemdean Road. However, owing to there being no formal parking provision or vehicular access on the site (and parking restrictions surrounding the site consist of double yellow lines and the operation of a residents parking permit scheme), an unsafe manoeuvre would be undertaken over the public footway to access it. Given the close proximity of the junction, the Highway Authority would not support the introduction of a new access onto the Classified Road (via the required planning application) and no off-street parking is approved as part of this application (as this is outside of the scope of this prior notification application).
10.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the



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Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

11. The occupiers of the residential unit will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
12. The Local Planning Authority has worked positively and proactively with the applicant to allow permission to be granted within the prescribed target timescale for the decision to be issued.



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