

**TOWN AND COUNTRY PLANNING ACT 1990**

**Town and Country Planning (General Permitted Development)  
(England) (Amendment) Order 2016**

To: David Cooksley Associates  
Excel Studios  
24A Gatehampton Road  
Goring On Thames  
Reading  
RG8 0EP

Application No: 170845  
Application type: Office use to dwelling  
house - Class O, Part 1 GPDO 2015

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

**Applicant:** David Cooksley Associates

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, first and second floors from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 2-bed flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**At:** 51 Southampton Street Reading RG1 2QP

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 18 July 2017



Head of Planning, Development  
& Regulatory Services *JRM*

**Application At:** 51 Southampton Street Reading RG1 2QP

**Application No:** 170845

**Application type:** Office use to dwelling house - Class O, Part 1 GPDO 2015

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:

### **CONDITIONS & REASONS**

1. This development under Class O is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

Reason: To comply with the requirement of paragraph O.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The following plans and drawings have been assessed:

Drawing no.s

Location plan ref. 51 Southampton Street, Reading, RG1 2QP

DC 2017/01 - Existing Elevations, Floor, Plans and Sections (EXISTING) Received on 30th May 2017

DC 2017/02 - Existing Elevations, Floor Plans and Sections (PROPOSED) Received on 17th 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 O and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site, flooding risks on the site; or impacts of noise from commercial premises on the intended occupiers of the development.

2. The granting of Prior Approval relates only to the change of use of existing floor space and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.



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3. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, this prior approval notice relates to the change of use of the building from Class B1(a) to C3 (dwellinghouses) only and no other use.

4. 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. The parking permit conditions above place a requirement 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.

5. In connection with the implementation of this office prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:

<http://www.reading.gov.uk/environmentalprotection>



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