

Planning statement relating to the Notification for Prior Approval for a proposed change of use of a building from A2 to Class C3 dwelling houses.

The site-

4 Bridge Street, Caversham Reading RG4 8AA

The History-

There have been numerous applications to change the use of this building, the most relevant being-

App no 030933 Change of use from financial services/office use on the first & second floors to 2no self contained flats, including partial demolition & extension to the rear.

This was approved & implemented leaving the A2 use on the ground floor.

App no 031284 Change of use on ground floor/basement from A2 to A3.

This was never implemented.

App no 030687 Change of use of ground/basement from A2 to A1 retail, this was never implemented.

App no 060571 Change of use from A2 to residential. Change to 2 bed flat, this was withdrawn.

App no 081245 Change of use from A2 to Gym D2, this was never implemented.

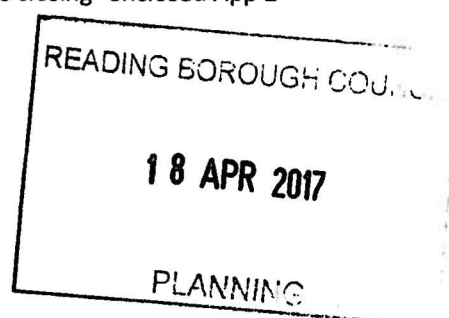
What was the ground floor being used as on 20th March 2014 ?

The ground floor was in use as 1st Choice lettings which is clear from the Business rates documents. At this time they were claiming small business relief & therefore no rates were actually payable.

On 5th January 2014 BT sent a bill to Miss Soraya Francis of 1st Choice which states Business Bill enclosed. App 1

On 21st March 2017 BT sent a final balance when the business was closing- enclosed App 2

On 23rd March BT 2017 sent a final bill balance.



I enclose a document showing an insurance policy to 1st Choice Lettings & Management from 13th March 2014 to 12th March 2015. App 4 This is a renewal.

There is no doubt that the building was used as A2 before & on 20th March 2014. Therefore, it passes this requirement under Part M of the GDO 2015.

Transport & Highway impacts

The building is located in a highly sustainable location in Caversham with all facilities very close by.

Public transport pick up is located right outside the building.

Therefore, it passes this requirement under Part M of the GDO 2015.

Contamination risks

Having regard to its history there is little or no risk on this front.

Therefore, it passes this requirement under Part M of the GDO 2015.

Flooding risks.

A Flood risk assessment is enclosed to satisfy this requirement.

Therefore, it passes this requirement under Part M of the GDO 2015.

Plans are enclosed to show the existing & proposed layouts together with a location plan.