

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Architectural Services
31 Redshank Court
Thatcham
RG19 3UE

Application No: 162209
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: Cathedral Developments Limited

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 1 x 2-bed flat. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

At: 324 Hemdean Road Caversham Reading RG4 7QS

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 19 January 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:

The following plans and drawings have been assessed:

Drawing No: Location Plan 161405/01

Drawing No: Block Plan 161405/02

Drawing No: Existing Plans and Elevations 161405/03

Drawing No: Proposed Plans and Elevations 161405/03

Received 24th November 2016

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 residential use of the building (falling within Class C3 dwelling houses) must be begun before 30th May 2016.
3. 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.
4. 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>
5. 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 Country 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.



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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. 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.

8. 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/>

9. 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.

Means of escape

The means of escape from the bedrooms in the proposed dwelling pass through the lounge/kitchen. The latter types of room are recognised high risk areas for fire and the current arrangement increases the likelihood of sleeping residents being trapped in the event of a fire.

The applicant should check with Building Control whether the use of escape windows in the bedrooms would be a suitable alternative.



Date: 19 January 2017

Head of Planning, Development & Regulatory Services *RE*