

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 161917
Application type: Prior Approval CoU from
storage (Class B8) to Dwellinghouse (Class
C3)

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS P, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mr Harish Raichura

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: Notification of Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within the curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use of the existing basement from storage (B8) to Residential (C3), to 1 x 1 bed dwelling. Prior Notification under Class P, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 930 Oxford Road, Tilehurst, Reading, RG30 6TJ

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 5 December 2016



SDV

Head of Planning, Development
& Regulatory Services

Application At: 930 Oxford Road Tilehurst Reading RG30 6TJ

Application No: 161917

Application type: Prior Approval CoU from storage (Class B8) to Dwellinghouse (Class C3)

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 development shall be carried out in accordance with the following details received by the Local Planning Authority on 23rd November 2016: Drawing No: OXR:503 Rev A - Proposed Floor Plans.

And subject to the following conditions:

CONDITION 1. No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwelling from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwelling are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014.

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 - 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied.

Reason: In the interests of the amenities of nearby residents and in accordance with CS34 (Pollution and Water Resources) of the Core Strategy and DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document.

CONDITION 2. The dwelling hereby approved shall not be occupied until details of a ventilation system that draws fresh air solely from the rear façade of the building, to serve all rooms, has been submitted to, and approved in writing by, the local planning authority. The dwelling shall not be occupied until the ventilation system has been installed as approved and in its entirety. The ventilation system shall be retained, as approved, at all times thereafter.



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Reason: To reduce the effects of poor air quality on the dwelling and to ensure an adequate standard of accommodation for future occupiers in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM19 of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class P paragraph P.1; and the proposal is not considered to have an adverse impact in relation to impacts of air quality on the intended occupiers, transport and highways matters, contamination risks on the site; flooding risks on the site, noise impacts of the development or an adverse impact on the sustainability of the provision of storage and distribution services.
2. The residential use of the building (falling within Class C3 dwelling houses) must be begun before 15th April 2018.
3. 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.
4. 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.
5. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
6. The applicant is advised that the prior approval hereby agreed only relates to the existing basement of 930 Oxford Road. The existing single storey rear extension remains in B8 use and planning permission is required for any other use.
7. The applicant is advised that the provisions of the Housing Act 2004 and associated Housing Health and Safety Rating System (HHSRS) may apply to the proposed development.



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