

R A M M U R T I D E S I G N L T D

ARCHITECTURAL & PLANNING SERVICES

Planning statement and Design & Access Statement
to accompany Planning Application

for the Proposed Change of Use of existing semi basement B8 Storage unit
to 2No 1Bedroom flats C3a Residential Use

under the temporary permitted development rules submitted
as an “Prior Approval” Application

at 930 Oxford Road Reading

For Mr H Raichura

Description

The subject of the planning application is the storage area set below and as a semi basement to the shop unit at 930 Oxford Road in Reading and the proposed conversion of the storage unit to 2No 1bedroom flats, residential use C3.

The Shop is one of six units in a parade fronting the Oxford Road with the premises located at the end and to the right of the parade.

The Buildings have their principle and pedestrian accesses from the front, where both the ground floor shops and the first /upper floor residential flats have their entrances. The Building is of split level and has a basement storey that is not apparent from the front but has its aspect to the rear yards in each case. Most of the accommodation set at the rear lower level has been converted to residential C3a use, albeit, it is just No 930 that has in addition a rear extension having been built recently.

The applicant has tried to make use of the unit in various ways, but is unable to let the unit either independently or as an ancillary to the main shop at the upper level.

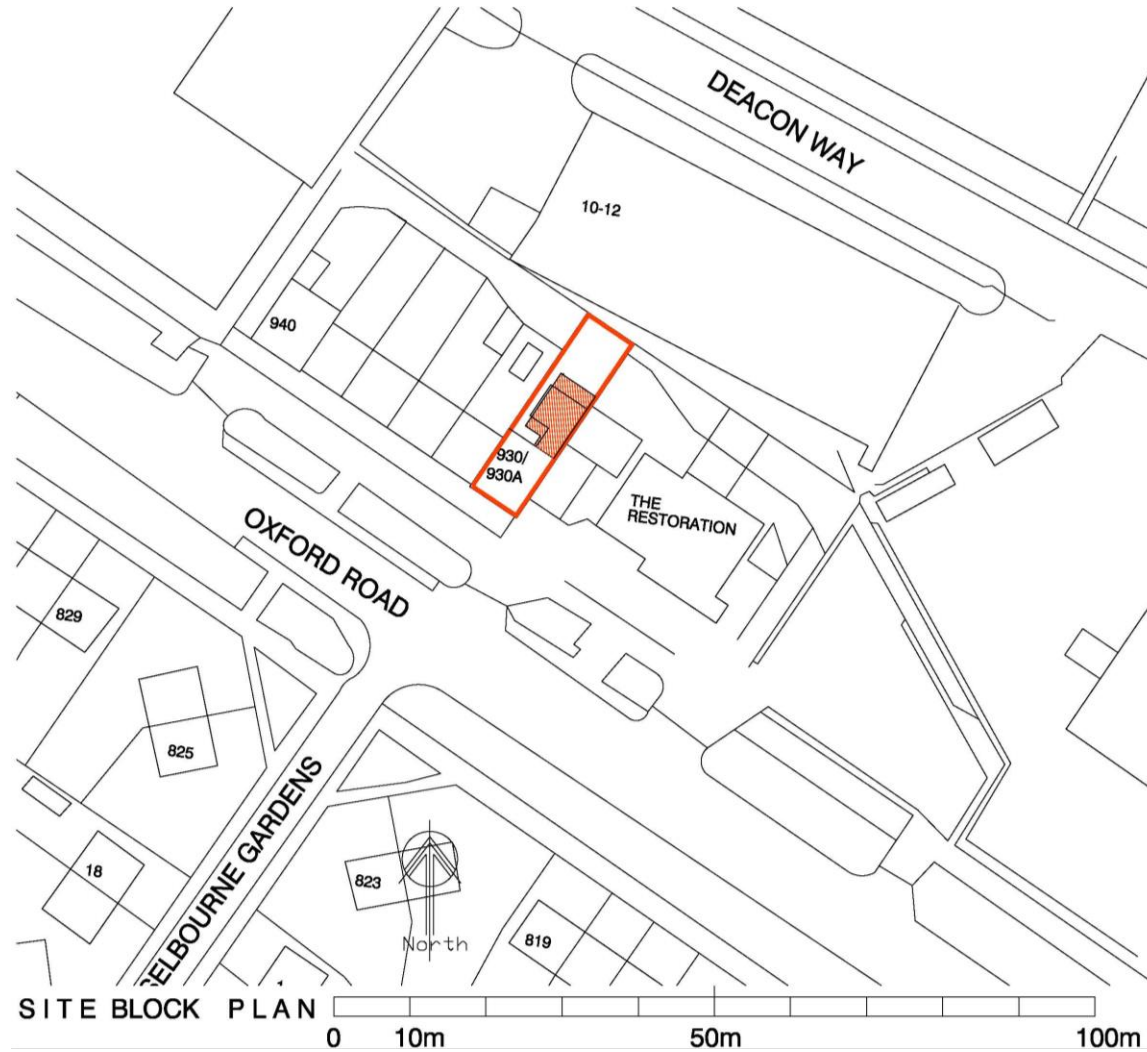
The residential accommodation at first floor level has been separated from the rest of the premises and has independent access from the front of the building. The accommodation is known as 930A Oxford Road

The Shop at ground floor is let separately to the basement, and the applicant has sole use of the basement, and has used this as storage; User Class B8, as permitted under planning applications reference 121659 dated 06th February 2013.

The new extension as part of the permission reference 121659 has only recently been completed however, with the actual use having been continuous before and since the granting of the permission.

It should be noted that there is no direct access to the rear garden areas by the occupants of 930A, or the shop unit itself.

The basement has use of the rear yard for access and delivery/drop off arrangements. The access is suitable for the level of proposed occupancy, both pedestrian and vehicular. It is intended that parking not required as part of the proposals and that the new residents are encouraged to make use of public transport.



Location plan to show adjacent plots and application site

Photographs



Views from rear yard out to service road



← Photograph shows
access gate to 930 from
service road

Photograph shows service
road→





The views above show each of the rear yards of the properties from the parade, residential use is obvious as can be seen, there is opportunity for amenity use in each case, but with hardstandings provided for parking.



Further examples of limited commercial use and or available amenity use or use as residential accommodation
Photographs also show pedestrian access to rear yards of properties



Planning History

App. No.: 121659	Change of use of basement to B8 storage and replace existing rear timber shed with new single storey rear extension
Decision Date:	06/02/2013 Granted
App. No.: 120730	Certificate of Lawfulness for existing use of lower ground and existing timber building as B8 printers and stationers (Resubmission of 11/01357/CLE)
Decision Date:	31/08/2012 Withdrawn
App. No.: 111748	Demolition of existing timber shed and replacement with new extended single storey building
Decision Date:	31/08/2012 Withdrawn
App. No.: 110877	Certificate of lawfulness for existing use of lower ground floor and timber building as B8 printers and stationers
Decision Date:	10/11/2011 Refused
App. No.: 102016	Replacement of timber storage shed to the rear of property with brick extension
Decision Date:	09/03/2011 Withdrawn
App. No.: 080884	Erection of two storey detached building to accommodate 1 no. 1 bedroom flat and 1 no. 2 bedroom flat.
Decision Date:	22/08/2008 Withdrawn
App. No.: 050718	Rear ground floor extension
Decision Date:	22/11/2005 Refused
App. No.: 920772	New shop front.
Decision Date:	02/06/1992 Permitted

Several applications have been submitted over the years with the main application to replace the rear timber building with a permanent structure being the subject in the main, and which was granted under application 121659, under and together with change of use to B8.

The Proposal as it applies to The Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596, SCHEDULE 2, PART 3 - Class P – storage or distribution centre to dwellinghouses

Class P states that:

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development is not permitted by Class P if:

- a. the building was not used solely for a storage or distribution centre use on 19th March 2014 or in the case of a building which was in use before that date but was not in use on that date, when it was last in use;***

- The building has always been used as a storage facility for stock in connection with the applicants business remote from the premises, and this use was formally regularised and accepted as part of the works to implement the demolition of the original timber shed, and erection of the extension in place of the shed, as part of the planning permission reference 121659

- b. the building was not used solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins;***

- This is confirmed as planning permission was formally granted on 06/02/2013 to regularise the use as B8 storage, and the development under class P is required to be implemented before 15/04/2018

- c. the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 15th April 2018;***

- It is the applicant's intention to implement the proposed use as soon as practicable and certainly before 15/04/2018

- d. the gross floor space of the existing building exceeds 500 square metres;***

- The gross internal floor space is 99.87 square metres, gross external floor area of 120 square metres - so less than the maximum of 500 square metres

- e. the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;***

- Not applicable

- f. less than 1 year before the date the development begins—***

i. an agricultural tenancy over the site has been terminated, and

ii. the termination was for the purpose of carrying out development under this Class, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes;

- Item F is Not applicable

g. the building is within—

- i. an area of outstanding natural beauty;***
- ii. an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(1);***
- iii. the Broads; or***
- iv. a National Park;***
- v. a World Heritage Site;***

- Item G is Not applicable

h. the site is, or forms part of—

- i. a site of special scientific interest;***
- ii. a safety hazard area;***
- iii. a military explosives storage area;***

- Item h is Not applicable

i. the building is a listed building or is within the curtilage of a listed building; or

- Item i is Not applicable

j. the site is, or contains, a scheduled monument.

- Item J is Not applicable

Class P has the following conditions that need to be addressed:

P.2 Development is permitted by Class P subject to the condition that before beginning the development, the developer must—

- a. *submit a statement, which must accompany the application referred to in paragraph (b), to the local planning authority setting out the evidence the developer relies upon to demonstrate that the building was used solely for a storage or distribution centre use on the date referred to in paragraph P.1(a) and for the period referred to in paragraph P.1(b);*
- b. *apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—*
 - i. *impacts of air quality on the intended occupiers of the development;*
 - ii. *transport and highways impacts of the development,*
 - iii. *contamination risks in relation to the building,*
 - iv. *flood risk in relation to the building,*
 - v. *noise impacts of the development, and*
 - vi. *where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,*

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Due to the location of the unit, and the nature of the work to be carried out to convert the building to two apartments, it is believed that there are no impacts on air quality, transport and highways, risk of contamination, or that the works will have a noise impact on neighbours. The location does not fall within a flood risk zone, and the current use does not contribute to a service that is key within the area of the plot.

Conclusion

The proposal to convert the semi basement to two apartments should be considered as a positive contribution to bring activity to the otherwise lifeless rear element of the parade of shops.