

TOWN AND COUNTRY PLANNING ACT 1990

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

To: The Keen Partnership Ltd
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 160862
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: Heatherstone Ltd

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 for Prior approval for a change of use from Storage or Distribution Buildings (Class B8) and any land within its Curtilage to Dwelling houses(Class C3). The proposed development comprises the change of use from Storage (B8) to Residential (C3), converting 231.45 sqm of Storage into 2 x 1 bed and 2 x 2 bed dwellings. Prior Notification under Class P, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 1a Beecham Road Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 11 July 2016



Head of Planning, Development
& Regulatory Services

Application At: 1a Beecham Road Reading

Application No: 160862

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 hereby permitted shall be carried out in accordance with the following approved plans:

8612 PL-01 Location Plan, dated 11 January 2016

8612 PL-07 Proposed Ground Floor, dated 9 May 2016

8612 PL-08 Proposed First Floor and Roof Plan, dated 11 January 2016

Reason: because permission is only granted in respect of the development detailed in the approved plans.

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. The local planning authority has worked positively and proactively with the applicant in determining the application within the statutory timescale.
5. 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.

Date: 11 July 2016



Head of Planning, Development
& Regulatory Services