

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Day Tanner Ltd
51 Reach Street
Wokingham
RG40 1XP

Application No: 151518
Application type: Office Prior Approval -
Class O, Part 3, GPDO 2015

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

Applicant: Gainskill Ltd

READING BOROUGH COUNCIL as local planning authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Change of use of ground floor from B1(a) (offices) to C3 (dwelling houses) to comprise of 2 x 1-bed flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

At: Caversham House 13-17 Church Road Caversham Reading RG4 7AA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 27 October 2015



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: Caversham House 13-17 Church Road Caversham Reading RG4 7AA

Application No: 151518

Application type: Office Prior Approval - Class O, Part 3, GPDO 2015

REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the building subject to this Prior Approval application was used for a lawful use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order. The proposal therefore does not meet criteria (b) set out in paragraph O.1; Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Prior Approval is refused.

INFORMATIVES

1. The following plans and drawings have been assessed:

Drawing no. 3070/400 - Ground Floor Plan as Proposed

Drawing no. 3070/06 - Location Plan

Received on 24th August 2015

2. Sub paragraph 2 of Paragraph W of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 states that applications for prior approval under Part 3 must be accompanied by any fee to be paid. Sub-paragraph 11 (c) of Paragraph W states that the developer must not begin before the expiry of 56 days following the date on which the application under sub-paragraph 2 was received. The fee accompanying the prior approval application was received by the Local Planning Authority on 1st September 2015 and therefore the 56 day period started on this date.



Date: 27 October 2015

Head of Planning, Development
& Regulatory Services *J.B.M.*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.