

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Scott Planning Associates Ltd
Parkside House
11 Silwood
Bracknell
Berkshire
RG12 8WU

Application No: 160090
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: Wallwork Wainwright LLP

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 building from Class B1 (a) (offices) to Class C3 (dwelling houses) to comprise of 14 studio dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 34-36 Crown Street Reading RG1 2SE

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 14 March 2016



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:

INFORMATIVES

1. The proposed change of use from offices to residential is permitted development under The Town and Country Planning (General Permitted Development) Order 2015, Part 3, Class O. The Local Planning Authority are satisfied that the transport and highway impacts of the development are acceptable, and there is no record of contamination on site. The site is not located within Flood Zone 2 or Flood Zone 3 and is not in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (ze)(ii) in the Table in Schedule 5 to the 2010 Order.
2. The assessment of this application is based on the following plans received on 18 January 2016 ref: 500-32-02.
3. The residential use subject to this application must be begun by 30 May 2019.
4. The development shall be carried out only in accordance with the approved plans and information.
5. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these. 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>.
6. 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



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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. It is requested that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

7. The applicant is advised to commission a light assessment for the basement to calculate the predicted access to daylight before commencing building works. At a minimum, the assessment should demonstrate that natural light levels will meet the minimum Average Daylight Factors for kitchens, bedrooms and lounges as set out in the BRE guide 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 209), 2011.



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