

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Hives Architects LLP
John Adams House
29 Castle Street
Reading

Application No: 152306
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: Mr Darke

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 from Class B1(a)(offices) to C3 (dwelling houses) to comprise 5 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

At: 130 Queens Road Reading RG1 4DG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 15 February 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:

The following plans and drawings have been assessed (Received 24th December 2015):

Drawing No: Location Plan 2576/04

Drawing No: Proposed Plans and Elevations 2576/03 A

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class O and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site; or flooding risks on the site.
2. The residential use of the building (falling within Class C3 dwelling houses) must be begun before 30th May 2016.
3. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
4. 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>.
5. In order to comply with the provisions of paragraph Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 the use of the building as Class C3 (dwellinghouses) must begin on or before 30th May 2016.
6. The development shall be carried out only in accordance with the approved plans and information.



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7. 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 make the development lawful.

8. 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. 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.

9. In connection with the implementation of this office prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:

[http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable- during-construction-and-demolition-work](http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work)

10. You are strongly encouraged to take into account the feedback provided by the Council's Environmental Health (Private Sector Housing) officer when implementing this office prior approval, with particular regard to building regulations, conversions and natural lighting in the context of the Housing Act 2004. Should you wish to discuss this further please contact the Council on 0118 937 3828.



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