

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Createspace Design
Glebe House
Riverview Road
Pangbourne
RG8 7AU

Application No: 151145
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 Iqbal

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 (offices) to C3 (dwellinghouses) to comprise of 6 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: Ibex House 85 Southampton Street Reading RG1 2QU

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 24 August 2015



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 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. 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.



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6. The assessment of this application is based on the following plans received on 30 June 2015 ref: 2015-MR-1501 and 2015-MR-1503.

7. The residential use subject to this application must be begun by 30 May 2016.

8. The development shall be carried out only in accordance with the approved plans and information.

9. 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.

10. 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.



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