

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Jeff Asemi
110 London Street
Reading
RG1 4SJ

Application No: 151230
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 Geoff Day

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 1st and 2nd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 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: 16 Church Street Caversham Reading RG4 8AU

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 4 September 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:

The following plans and drawings have been assessed:

Drawing no. A-1000 rev A - Site Location Plan & Block Plan

Drawing no. A-1010 rev A - Existing & Proposed Floor Plans

Drawing no. A-1020 rev A - Existing & Proposed Elevations

Received 14th July 2015

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.



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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 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. The Council should be notified in writing of the 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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