



RMV/13.443/01c

Prior Approval Supporting Statement

For

Conversion of Offices to 6No. Apartments

At

20 to 24 School Road, Tilehurst

On behalf of

AW Davis Properties Ltd

Introduction

This Supporting Statement has been prepared in support of an application for Determination of Prior Approval for the Conversion of offices to residential under Town and Country Planning General Permitted Development Order 1995 (As Amended).

The application is submitted on the basis of a Class MA Permitted Development application.

Existing Use

The building in question, Elizabeth House, currently comprises 2No. retail units (Class Use A1) at ground floor which are currently let. The ground floor also provides a separate access to first and second floor which accommodates Class E office suite, one of which is vacant, the other let short term. Historically both floors have been used as Class E offices and were originally constructed over 20 years ago for this purpose.

There is also a separate first floor Class C3 residential apartment, also constructed as part of the original development, with its own access from ground floor.

To the rear, outside the application site is Elizabeth Court, a self-contained development of 8No. 1 bed apartments.

Site & Surroundings

The application site sits along School Road in Tilehurst, a village suburb of Reading approximately 3 miles north-west of the city centre. The application site lies within a short walking distance (800m max) of local amenities, such as shops, cafes, pharmacy, schools, public open space, surgery's and other general amenities. The site also lies within 2km of Tilehurst train station, while School Road has regular bus services to Reading City Centre and the wider area.

Planning Statement

Town and Country Planning General Permitted Development Order 1995 (As Amended) Class MA requires a submission for Determination of Prior Approval on the subject of;

- Transport and Highways
- Contamination
- Flooding
- Noise

This application seeks this determination and sets out the existing and proposed use and its acceptability. Class MA Permitted Development requirements state;

MA. *Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.*

Development not permitted

MA.1.—(1) Development is not permitted by Class MA—

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

This requirement is no longer applicable to applications post 4th March 2024

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

The building has been within use classes A and E since construction in the 1990's. The conversion relates only to the first and second floor Class E use.

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The building does not exceed 1500m2

(d) if land covered by, or within the curtilage of, the building—

- (i) is or forms part of a site of special scientific interest;
- (ii) is or forms part of a listed building or land within its curtilage;
- (iii) is or forms part of a scheduled monument or land within its curtilage;
- (iv) is or forms part of a safety hazard area; or
- (v) is or forms part of a military explosives storage area;

(e) if the building is within—

- (i) an area of outstanding natural beauty;
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981([1](#));
- (iii) the Broads;
- (iv) a National Park; or
- (v) a World Heritage Site;

(f)if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

(g)before 1 August 2022, if—

(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

The proposal does not consist of land identified above, a recent amendment by the Secretary of State removed the Article 4 from the land.

Development Proposals

The proposal consists of the conversion of the first and second floor Class E offices space to six apartments.

No external alterations are required to facilitate the development, however a separate Planning Application accompanies this Prior Approval, to construct a rear facing dormer window to the second floor, to provide a more desirable outlook from the living accommodation and bedroom.

The parking requirement defined under Reading Borough Council's Parking standards will be accommodated within the existing onsite parking.

Transport Statement

The site lies within Zone 3 of Reading Borough Councils Parking Zone. There are currently 26 parking spaces onsite, however 9 of these are allocated to Elizabeth Court to the rear of Elizabeth House. Elizabeth House therefore has 17 parking spaces attributed to the building.

Existing

Use	Area	Applicable Parking Requirement
Offices B1 (a)	350	7
Retail	171	4
Residential	1 x 1 bed	1.5
Total Parking Req'd		12.5

Proposed

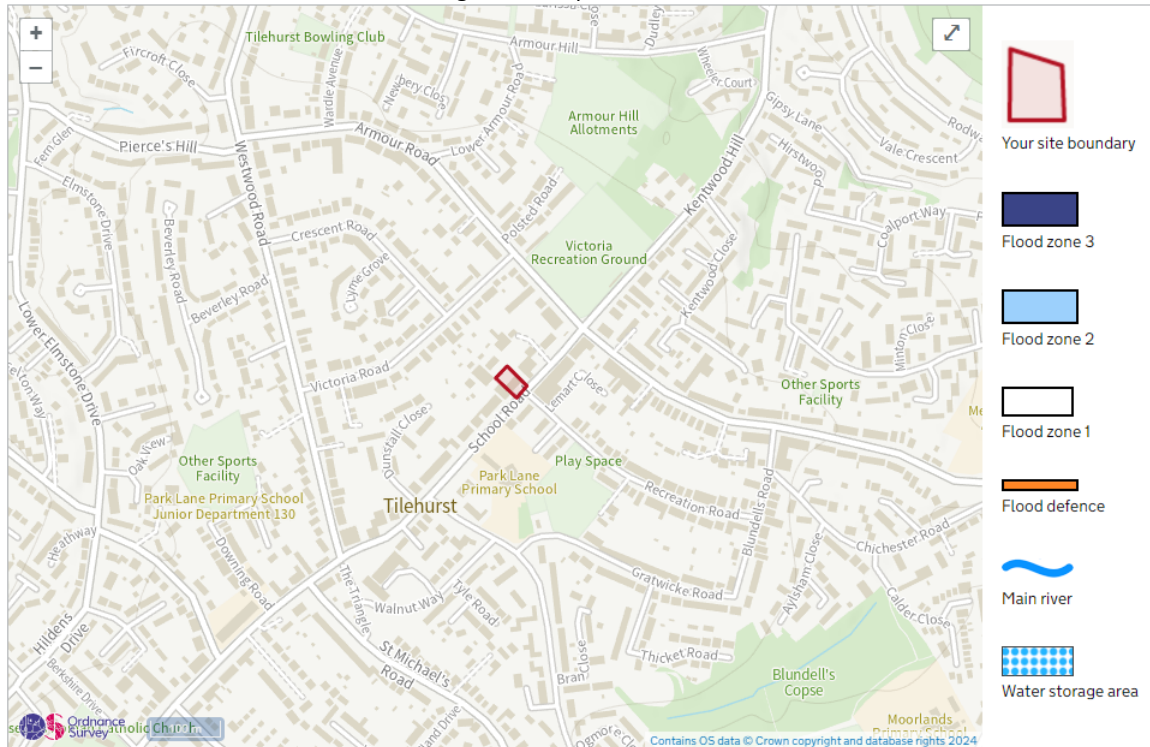
Use	Area	Applicable Parking Requirement
Offices B1 (a)	0	0
Retail	171	4
Residential	6 x 1 bed & 1 x 2 bed	10.5

Total Parking Req'd	15
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While there is a slight increase in parking requirement on the site, the existing parking area is capable of providing for the development, with 17 spaces available.

Flooding

The site lies outside Flood Zones 2 & 3, the development proposal also comprises the first and second floors, it is therefore deemed that flooding does not pose an issue on this site.



Contamination

Elizabeth House was constructed in the mid 1990's to include 2No. retail units, 2No. office units and a one bed apartment. However, the building formed part of a wider site development, with 8No. apartments built to the rear.

The site isn't known to have been subject to previous contamination.

As a result of the existing Residential use of the site and the short period of time since the development was constructed, it is not believed that the site poses a contamination risk.

Nationally Prescribed Space Standards

The apartments resulting from the conversion will meet the requirements of the require space standards.

Three apartments will be one bed, one person at 37 to 38m². There will be two, one bed two person apartments at 40m² and 48m² and the remaining apartment will be a two bed, three person apartment at 69m² due to the size of bedroom two.

Conclusion

The site is deemed to comply with all requirements of the Town and Country Planning General Permitted Development Order 1995 (As Amended) Class MA. It is therefore suggested that Prior Approval is not required.

