

Date. 01-05-24

Ref. 9329

Conversion of from Class E office to 2no flats C3 to first floor areas at 74 School Road Tilehurst Reading RG31 5ST.

The relevant forms have been completed with this application including the developers contact address & e mail through the Planning Portal.
The relevant fee has also been paid.

1.0.0. The Existing building & history

Consists of a two storey building which until recently has been used as a bank with first floor offices.

1.1.0. The proposal

The proposal is to convert the vacant office building Class E (c) (ii) to provide 2no self contained flats on the first floor with access from the rear.

Flat 1- 43.8sqm 1P 1 bed

Flat 2- 44.2sqm 1P 1 bed

1.2.0. Development is not permitted by Class MA if ;

- a) *Unless the building has been vacant for a continuous period of at least 3 months. This does now not apply as the application is made after 05-03-24*
- b) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class A2- Class E*
- c) *If the cumulative floor space of the existing building exceeds 1500sqm- there is now no maximum area restrictions.*
- d) *The land covered or within the curtilage falls within parts (i) to (v)- it does not.*
- e) *The building is within parts (i) to (v)- it does not.*

- f) The site is not subject to an Agricultural Tenancy.
- g) The use of the building was not within Class O before August 2021.

1.3.0. Conditions

Before beginning development under Class MA the developer must apply to the LA for determination as to whether the prior approval of the Authority will be required as to –

- a) *Transport impacts of the development particularly to ensure safe site access-* the site is located within the Tilehurst centre close to all local amenities & all transport links. There are no parking spaces proposed with this application.
- b) Considering (b), the existing use is Class E office use, there have been no hazards recorded on this site. The proposal is for a conversion of the building in the form of internal alterations. It is not expected there will be any structural works required.
- c) Considering (c)- The site is entirely within Flood Zone 1
- d) *Impacts on noise from commercial premises on the intended occupiers* of the development – the adjoining buildings are currently in E(c) which will not create any noise issues for future occupiers of the building, or indeed, disturb the E(c) users. There are other Class C3 properties on the upper floors to adjacent buildings.
- e) *The building is not located within a conservation area,*
- f) Considering (f) all the proposed habitable rooms are provided with adequate light & ventilation to comply with the Approved Documents.
- g) The area is not within a heavy industrial use.
- h) This is N/A

The flat sizes all comply with the Nationally described space standards. ie over 37sqm.

The application is accompanied by;

- a) A written description of the proposed development
- b) Plans indicating the site & showing the proposed development.
- c) Drawings prepared to an identified scale & showing-
- d) The developer`s contact address
- e) The developers E mail address.
- f) The required fee.

Conclusion.

We believe the application complies with all the required conditions under Class MA & therefore should receive a positive outcome.

Chris Keen MRICS MCABE

A handwritten signature in blue ink, appearing to be 'C. Keen', is written over a faint, light blue rectangular stamp or watermark.