

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 240623/CLP

Address: 41 Wokingham Road, Reading, RG6 1LG

Proposals: Change of use of the premises to Restaurant E(b) from hairdresser E(c)

Case Officer: James Schofield

Target Decision date: Originally 10 July 2024; EOT agreed until 19 July 2024

Introduction and Proposal

Site Description and Proposal

The application site is the end of a terrace in use as a hairdressers. Permitted development rights, insofar as they exist, remain intact. The proposal is for the change of use of the ground floor from hairdressers to restaurant. Both the existing and proposed uses fall within Class E.

Plans Submitted

The applicant supplied the following;

~~Dwg No: PL/A669/01 Location & Block Plan (Superseded)~~

Dwg No: PL/A669/02 Existing Elevations

~~Dwg No: PL/A669/03 Proposed Elevations (Superseded)~~

Dwg No: PL/A669/04 Location & Site Plan

As received 14th of May 2024

Dwg No: PL/A669/01 Rev A Location & Block Plan

Dwg No: PL/A669/03 Rev A Proposed Elevations

As received on 15th of July 2024

Relevant Planning History

No relevant planning history.

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance April 2019

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposal is to change from one use within Class E to another with the same class. No physical alterations are proposed (with extractor being omitted from the plans). Given both uses fall within Class E, planning permission is therefore not required for the proposed change of use.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

It can be confirmed that a different use of the site within the same class, Class E, remains lawful for planning purposes on the basis of the drawings received on:

Dwg No: PL/A669/04 Location & Site Plan

As received 14th of May 2024

Dwg No: PL/A669/01 Rev A Existing and Proposed Ground Floor Plan

Dwg No: PL/A669/03 Rev A Proposed Elevations

As received on 15th of July 2024

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed change of use of the ground floor to a restaurant (Class E).

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition