

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OFFICER REPORT

Ward: Whitley Ward

App Ref: PL/24/0784

Address: 200 Brook Drive Reading RG2 6UB

Proposals: Certificate of Lawfulness for Proposed use of Office 137 within 200 Brook Drive as a Private Hire Taxi Office

Case Officer: Louise Coveney-Fuller

Applicant: Go Green Taxis Ltd

Date received (valid from): 18/06/2024

Expiry Date: 13/08/2024

Application Site



Proposal

A lawful development certificate is sought to confirm the proposed use of Office 137 within 200 Brook Drive. The existing use is B1 and the intended use detailed above would fall within use class E(g)(i).

Evidence Submitted

The agent supplied the following, Planning Statement Ref: 24074 Rev: A and Location Plan. Both Dated May 2024

Relevant Recent Planning History

PL/12/0999- Proposed use of site as a Taxi Office- Permitted Development- 05.04.2012

Relevant Planning Policy and Guidance

National Planning Practice Guidance

Town and Country Planning Act 1990 (as amended)

General Permitted Development Order 2015 (as amended)

Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 order

Date: 13/08/2024

Assessment

200 Brook Drive, Reading RG2 6UB is a modern multi-storey commercial property within the Green Park Business Park. It is a modern contemporary building. Office 137 which measures approximately 13m² (as shown below on 24074, Rev: A Figure 2- Floor Plan of 1st Floor Layout highlighting office 137 in red)

Office 137 is to be used as an admin and operations centre for the purpose of running a virtual Private Hire company, via a computer or telephone, with no signage, customers/ public/ drivers visiting the property or taxi vehicles located, based, parked or waiting at or near the property.

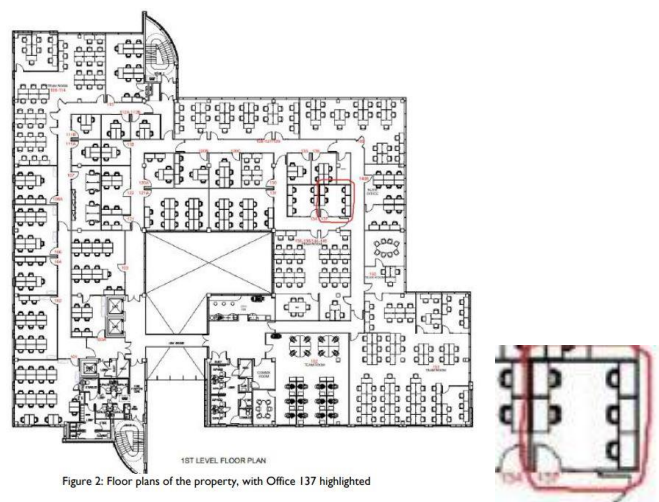
No taxis or private hire vehicles will be dispatched from or stationed, parked or be based at the property (or in the immediate vicinity) and no drivers, customers, or visitors associated with the business, will be permitted. There will be no picking up or dropping off of customers at the site or comings and goings of drivers to the premises. Therefore, the use of the property will be administrative use only.

The proposal must be assessed to ensure that the proposed use will fall within the current use class of the building which is use Class E (g) (i) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 order. Based on the information provided (referenced above), the proposed use would also fall within use class E(g)(i). Therefore, planning permission would not be required for a proposed change of use.

Furthermore, this proposed use complies with of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As a result, a certificate of lawfulness may be granted.

Ref: 24074 Rev: A

Figure 2- Floor Plan of 1st Floor Layout highlighting office 137 in red



Recommendation

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed use of Office 137 within 200 Brook Drive as identified within Ref: 24074 Rev: A figure 2 (to the taxi company (Go Green Taxi's LTD) under use class E(g)(i) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 order. Furthermore, this proposed use complies with of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the Local Planning Authority can grant a Certificate of Lawfulness for the proposed use.

Location Plan

