

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: K4 Architecture
8 Dovecote Way
Chineham
Basingstoke
RG24 8HU

Application No: PL/24/0648
Application type: Prior approval Part 3 Class
MA: Commercial, business and service uses
to dwellinghouses

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses
(Use Class C3)**

**Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA**

Applicant: AW Davis Properties Ltd

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 E (offices) to C3 (dwelling houses) to comprise 6 X 1 and 2-bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Elizabeth House, 20 School Road, Tilehurst, Reading, RG31 5AL

Subject to such conditions and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 29th August 2024



Assistant Director of Planning, Transport and
Public Protection Services *MB*

Application At: Elizabeth House, 20 School Road, Tilehurst, Reading, RG31 5AL

Application No: PL/24/0648

Application type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

CONDITIONS & REASONS

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

RMV/13.443/01c Planning statement, K4 Architecture
13.443.P.001 Rev A Site plans & Location plan
13.443.P.100 Rev A Proposed ground and first floor plan
13.443.P.101 Proposed second and third floor plan
As received 20/05/2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.

Date: 29th August 2024



Assistant Director of Planning, Transport and
Public Protection Services MJB

3. Due to the location of the adjacent petrol station and car garage at 12-14 School Road which is adjacent to Elizabeth House which have the ability to have caused contaminated land. Contamination can create risks to human health, property and the wider environment, including long term limitations on the use of soils. The developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. In the event that contamination is found at any time when carrying out the approved development not previously identified, development should be halted on that part of the site and it should be reported in writing to the Council's Environmental Protection team.
4. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
5. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
6. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 29th August 2024



Assistant Director of Planning, Transport and
Public Protection Services

MJB