

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Miss Holly Goulding
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

Application No: PL/24/1627
Application type: Prior approval Part 3 Class
G: Retail or betting office or pay day loan shop
to mixed use

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E), or betting office or
pay day loan shop to mixed use including up to two flats (Use Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class G**

Applicant: Changiz Fahami

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Change of use from Commercial, Business and Service (Use Class E), to mixed use of Class E and two flats above (Use Class C3). Prior Approval under Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

At: 18 BRIDGE STREET, CAVERSHAM, READING, RG4 8AA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28th January 2025



Assistant Director of Planning, Transport and
Public Protection Services

MJB

Application At: 18 BRIDGE STREET, CAVERSHAM, READING, RG4 8AA

Application No: PL/24/1627

Application type: Prior approval Part 3 Class G: Retail or betting office or pay day loan shop to mixed use

REASONS FOR REFUSAL

1. The application fails to adequately assess the flood risks posed by the development and to demonstrate that future occupiers of the development would not be subject to adverse flooding risk. The submitted flood risk assessment prepared by BDS Surveyors fails to use the most up to date available information to assess flood risk, take into account the impacts of climate change on flood risk, consider how a range of flooding events (including extreme events) will affect people and property, demonstrate that finished floor levels will be set above the 1% annual exceedance probability (AEP) flood level with an appropriate allowance for climate change or identify a safe and adequate independent escape route for future occupiers in the event of flood. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event. Therefore, prior approval is refused and not given in respect of the criteria set out in paragraph G.1 (d) (ii) of Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The application and submitted noise impact assessment by ACA Acoustics fails to adequately demonstrate that future occupiers of the development would not be adversely impacted upon by commercial noise from the proposed dentist surgery use to the ground floor of the building and associated use of dental equipment and machinery as well as from existing surrounding commercial uses and plant, which include a tyre fitting garage with associated plant and machinery at no.5 Bridge Street opposite the site, and two nearby pubs (The Crown on Bridge Street and The Griffin on Church Road) with associated music and patron noise. Therefore, prior approval is refused and not given in respect of the criteria set out in paragraph G.1 (d) (iii) of Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. The application fails to demonstrate adequate arrangements for the storage and management of domestic waste. No details of waste storage arrangements for either of the flats is provided, nor are details of how waste would be transferred from the flats to the collection point on the relevant day, or where this collection point is located. The application does not adequately show how waste would be managed so that waste sacks would not be left on the street or in other external areas near the site which would result in harm to the visual amenity of the area and character of the St Peters Conservation Area, or to show how waste would be managed to prevent attracting vermin and odours to the locality surrounding the application site. Therefore, prior approval is refused and not given in respect of the criteria set out in paragraph G.1 (d) (v) of Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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4. The application fails to demonstrate that future occupiers of the development would not be adversely impacted by contamination risks at the site. The building is located within a buffer zone of a former landfill site and therefore there are risks to future occupiers from landfill gas. The application fails to assess these risks or whether any remedial measures are required to make the development suitable for the proposed uses. Therefore, prior approval is refused and not given in respect of the criteria set out in paragraph G.1 (d) (i) of Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1. The Local Planning Authority has taken into consideration the following drawings and documents:
- ET Planning Letter ref. 18 Bridge Street, Caversham, Reading, RG4 8AA dated 5th December 2024
 - Drawing ref. P2401-01 - LOCATION PLAN AND BLOCK PLAN
 - Drawing ref. P2401-02 - EXISTING PLANS AND ELEVATIONS
 - Drawing ref. P2401-03 - PROPOSED PLANS AND ELEVATIONS
 - BDS Flood Risk Assessment ref. TCG 6990-Flood Risk Assessment dated 5th November 2024
 - ACA Noise Impact Assessment of a proposed residential development ref. 241025-R001 dated 28th November 2024

Received by the Local Planning Authority on 6th December 2024

2. The Local Planning Authority has been positive and proactive in advising the applicant that the application was to be refused before issuing a decision. The option to withdraw the application was provided before the issuing of this decision, however, this was not acted upon.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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