

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

To: Mr John Ashton
Ashton Architecture Ltd
Unit TB.CC 404 The Biscuit Factory
Drummond Road
London
SE16 4DG

Application No: PL/24/1496
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: Mr S Saunders

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 from Class E (offices) to C3 (dwelling houses) to comprise 7 dwelling units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 47 QUEEN'S WHARF, 47 QUEENS ROAD, READING, RG1 4QE

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

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 31 January 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: 47 QUEEN'S WHARF, 47 QUEENS ROAD, READING, RG1 4QE

Application No: PL/24/1496

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:

- Drawing No. 0884-5000 Site Location Plan + Block Plan
- Drawing No. 0884-5020 Ground Floor Plan
- Drawing No. 0884-5021 Lower Ground Floor Plan
- Drawing No. 0884-5040 Elevation 01
- Drawing No. 0884-5041 Elevation 02
- Drawing No. 0884-5042 Elevation 03
- Drawing No. 0884-5043 Elevation 04
- Drawing No. 0884-5100 Proposed Block Plan
- Drawing No. 0884-520 Proposed Ground Floor Plan
- Drawing No. 0884-5201 Proposed Lower Ground Floor
- Drawing No. 0884-5241 Elevation 01
- Drawing No. 0884-5242 Elevation 02
- Drawing No. 0884-5243 Elevation 03
- Drawing No. 0884-5244 Elevation 04
- Fire Statement, dated 8 November 2024

As received 11 November 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.

3. The development hereby approved, shall not be first occupied until the works detailed on the following drawings have been carried out in their entirety:

23048-OA-B1-ZZ-DR-A-0110 Rev. P2 General Arrangement - Plans – Levels 0-4
Proposed

23048-OA-B1-ZZ-DR-A-0111 Rev. P2 General Arrangement Plans – Levels 5 - Roof
Proposed

23048-OA-B1-ZZ-DR-A-0130 Rev. P2 Elevations 1 & 2 Scope of Works

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23048-OA-B1-ZZ-DR-A-0131 Rev. P2 Elevations 3 & 4 Scope of Works
23048-OA-B1-ZZ-DR-A-0132 Rev. P2 Elevations 5, 6, 7 & 8 Scope of Works
23048-OA-B1-ZZ-DR-A-0350 Rev. P2 Proposed finishes;
as received by the Local Planning Authority on 7 August 2023. The works shall be retained
and maintained as approved at all times thereafter.

REASON: In the interests of fire safety, and to ensure the development complies with the
criteria of Class MA of the General Permitted Development Order (2015) as amended.

Date: 31 January 2025



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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.
 3. It is important that the bin store is vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
 4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
 5. The occupiers of the residential units will not be entitled to an on-street car parking Permit. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
 6. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.
- In addition, please also be mindful of the following fire safety regulations, which appear to apply in this instance too: <https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

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