

DELEGATED APPLICATION REPORT

SITE ADDRESS: 14 WOKINGHAM ROAD, READING, RG6 1JG

APPLICATION NUMBER: PL/24/1638

PROPOSAL: Conversion of first floor Beauty Salon to 1 No. 1 bedroom flat. Prior approval under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Target Determination Date (agreed extension): 07/05/2025

Introduction

The application site is a two-storey terrace building on the south side of Wokingham Road. The existing use of the building is a beauty salon with therapy rooms on the first floor (Class E).

The site falls within the Park/Redlands/Katesgrove Article 4 Direction Area which control change of use from C3 – C4 small HMO.

The property is not listed and it does not fall within a conservation area.

Proposal

Prior approval is sought under Class G of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the change of use of the first floor of the building from Class E (beauty salon) to a one-bedroom flat.

Information Submitted

- Drawing ref. 01 – Location Plan
- Drawing ref. 02 – Proposed Block Plan
- Drawing ref. 03 – Existing Floor Plans and Elevations
- Drawing ref. 04 – Proposed First Floor Plan

Received by the Local Planning Authority on 9th December 2024.

Policy & Legal Context

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class G involves development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a mixed use of Class E and up to 2 Class C3 (dwellinghouses).

Before development can be carried out under Class G, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required in respect of the following matters:

- I. contamination risks in relation to the building;
- II. flooding risks in relation to the building;
- III. impacts of noise from commercial premises on the intended occupiers of the development;
- IV. the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- V. arrangements required for the storage and management of domestic waste.

Class G requires development to be completed within a period of 3 years starting with the prior approval date. Any building permitted to be used as a dwellinghouse by virtue of Class G is to remain in use as the mixed use of commercial and dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

If the Local Planning Authority determines that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

Planning History

12/1120 - Change of use of music practice room to massage and health treatment rooms.
PERMITTED 24/04/2012

Consultations

RBC Transport –

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

The proposed development consists of the change of use of the first floor of a beauty salon to a 1-bedroom flat. The site is located near the junction of Eastern Avenue and the A329 Wokingham Road which is a classified Rd and has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor.

No off-street parking is provided, given the extensive parking restrictions in place preventing unauthorised parking, which includes the operation of the Council's Residential Parking Permit Scheme a car free development can be accepted on this instance. The applicant should be made aware that future occupants of the unit will not be eligible to apply for resident or visitor parking permits and the appropriate conditions and informative should be applied preventing future occupants applying for permits.

The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online. Bins must not be stored on any part of the public footway.

In the circumstances it is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. Therefore, there is no Transport objections to prior approval being given for the proposed change of use subject to the informatives. Cycle storage should be provided in accordance with the Borough's Parking Standards and Design SPD, however under GPD we would not comment on this.

In principle Transport do not have any objections to this application the site is in a highly sustainable location and unauthorised parking can be managed via the extensive restrictions in place.

Planning Officer Note: Had the scheme been acceptable overall under the terms of prior approval, then informatives would have been included with respect to parking permits and cycle storage.

RBC Environmental Protection –

Environmental Protection concerns

- **Noise impact on development**
- **Noise within mixed use scheme**

Noise impact on development

This flat is likely to be affected by commercial noise from the ground floor use, within the building and also as a result of noise from any external mechanical plant therefore a noise assessment is required.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

The noise assessment data should also include noise events (LAMax) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night, as this is linked with sleep disturbance.

Internal noise criteria (taken from BS8233:2014)

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 – 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Where the new residential use may be affected by noise from commercial premises, the assessment should also include consideration of the impact of the commercial noise sources using BS4142:2014 A 2019 methodology and/or other relevant guidance for particular noise sources such as music noise, as penalties may need to be applied to the acceptable internal noise levels to take into account non anonymous noise sources.

In summary, a noise assessment is required in order to confirm if the scheme is acceptable in relation to impacts of noise from commercial premises on the intended occupiers of the development.

A noise assessment **has not** been submitted.

As a noise assessment has not been submitted and the proposed development is by a busy road.

Planning Officer Note: The Environmental Protection team also commented that the proposed development is by a busy road, however, this is not one of the Prior Approval matters for consideration.

RBC Waste Services – The flat at 14 Wokingham Road would need to have space for 1 x 140L general waste bin, 1 x 240L recycling bin and 1 x 23L food waste bin. These bins would need to be stored on the private property for the development and must not be stored on the pavement as they would cause an obstruction. The plans do not show where these bins would be stored, and we would ask that this please be considered.

Please note we ask that we are given at least 6 weeks' notice prior to a development being occupied so we can ensure that bins can be purchased, delivered and collections scheduled in with the crews. Bins would need to be purchased by the developer in advance of residents moving in to the property.

Publicity

A site notice was displayed at the application site on 2nd January 2025. No letters of representation have been received.

Appraisal

The proposal comprises the change of use of the building from Class E (beauty salon) to a

mixed use of Class E (beauty salon) and 1 x Class C3 (dwellinghouse) flat. The proposal is required to be considered against the criteria and conditions contained within Part 3, of Class G. (1) (a)-(d), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition, in order to qualify for assessment under Class G, all applications submitted under this class from 6th April 2021 must comply with Department for Communities and Local Government's Technical Housing Standards – Nationally Described Space Standards, minimum space standards. The proposed flat would comply with these minimum space standards as illustrated in the accompanying plans.

Criteria G.1.—(1) Permitted Development Consisting of Change of Use of a Building — (a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

Complies. The lawful use and last use of the building has been in Class E with a beauty salon on the ground floor and ancillary therapy rooms above.

(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats

N/A

(e) from a use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.

N/A

Conditions

G.1— Development permitted by Class G is subject to the following conditions—

a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

Complies. The proposed Class E beauty salon use would be mainly on the ground floor of the building with the flat proposed to the first floor above.

b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat

Complies. The flat is proposed to the first floors and not the ground floor.

c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or

Complies. C3 dwellinghouse use proposed.

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)

Complies. C3 dwellinghouse use proposed.

d) Before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to —

(i) contamination risks in relation to the building;

No contamination risks identified.

(ii) flooding risks in relation to the building;

The proposal site does not fall within flood zone 2 or 3.

(iii) impacts of noise from commercial premises on the intended occupiers of the development;

The RBC Environmental Protection Officer identifies potential commercial noise impacts on future occupiers of the proposed flats from commercial noise from the proposed beauty salon use to the ground floor of the building. A noise assessment has not been submitted with the application and, therefore, the proposal fails to demonstrate that future occupiers of the flats would not be adversely impacted by commercial noise.

The proposal is not considered to be acceptable in respect of commercial noise matters.

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

The submitted floor plans demonstrate that all habitable rooms within the proposed flat would be served by a window and have adequate access to natural light.

(v) arrangements required for the storage and management of domestic waste.

RBC Waste Services advise that the flat would need to have space for 1 x 140L general waste bin, 1 x 240L recycling bin and 1 x 23L food waste bin. These bins would need to be stored on the private property for the development and must not be stored on the pavement as they would cause an obstruction.

The application does not provide any information as to how waste would be stored within the flat or how waste would be transferred from the flat to the collection point on the appropriate day. No dedicated refuse store for the flat is proposed. Without adequately demonstrating arrangements for storage and management of waste there is a risk that bins or waste sacks may be left on the street or in other external areas near the site resulting in harm to the visual amenity of the area as well as potential risk of attracting vermin and odours to the locality surrounding the application site.

Therefore, the proposal fails to demonstrate adequate arrangements for the storage and management of domestic waste.

Conclusion

Prior Approval is required but refused and not given in respect of the following matters:

- Commercial noise
- Storage and management of domestic waste

Recommendation: REFUSE Prior Approval for the following reasons:

1. The application fails to adequately demonstrate that future occupiers of the development would not be adversely impacted upon by commercial noise from the proposed beauty salon use to the ground floor of the building as well as from existing surrounding commercial uses. 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).
2. 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, 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).

Informatives

1. Plans
2. Positive and Proactive