

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

To: Ms Karen Tipper
Bell Cornwell LLP
Unit 2 Meridian Office Park
Osborn Way
Hook
RG27 9HY

Application No: PL/25/0344
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: Abodi Estates 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 from Class E (offices) to C3 (dwelling houses) to comprise 18 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: SOUTHERN COURT, SOUTH STREET, READING

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: 13/05/2025



**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: SOUTHERN COURT, SOUTH STREET, READING

Application No: PL/25/0344

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:

- Application Form
- Covering Letter
- Internal Daylight Assessment – NRG Consulting, February 2025
- Noise Report - NRG Consulting, February 2025
- Block and Location Plan – 1944.001 (dated February 2025)
- Existing Plans and Elevations – 1944.002 (dated February 2025)
- Proposed Plans – 1944.003 (dated February 2025)
- Proposed Elevations – 1944.004 (dated February 2025)

Received by the Local Planning Authority on 5th March 2025.

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.

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3. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.
- An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.
- The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.
- REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.
4. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Noise Assessment PP2629/SCR/NA/202502-JP by NRG Consulting dated 18 February 2025].
- REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. 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.
3. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new

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development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

4. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licences>
5. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. 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.
 - i) 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.
 - ii) 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.
7. The correct storage and disposal of waste, and prompt collection of bins is essential to maintain residential amenity, control odour, prevent fires and minimise service vehicle obstructions.

This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, you may have been advised during the course of the application that there is a potential bins issue. In any event, careful planning and preparation for waste management will be essential to the success of your scheme.

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For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collections scheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)

In all instances, regardless of the method of bin servicing to be used, the developer should ensure that the bin storage is suitable for the type and number of dwellings to be served and is suitable for the separation of all legislatively required waste types (segregation of recyclable materials). Find out more about bin storage requirements here: [Waste management guidelines - Reading Borough Council](#)

Commercial waste must be collected separately to any household waste. Please note the requirements for commercial waste management may be relevant for your development, and there may need to be enforcement under the Environmental Protection Act 1990 if suitable waste standards are not being complied with: [Commercial waste advice - Reading Borough Council](#)

For recycling guidance to future occupiers, please refer them to the following:

[Recycling at home - Reading Borough Council](#)

[What do I put in each bin? - Reading Borough Council](#)

8. Your attention is drawn to the 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 between 09.30-12.00 and 13.00-15.00 Monday to Friday.
9. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

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