

DELEGATED APPLICATION REPORT

SITE ADDRESS: Eaton Court, 104-112 Oxford Road, Reading

APPLICATION NUMBER: PL/25/0770

PROPOSAL: Change of use of building from Class E (offices) to C3 (dwelling houses) to comprise 52 dwelling units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

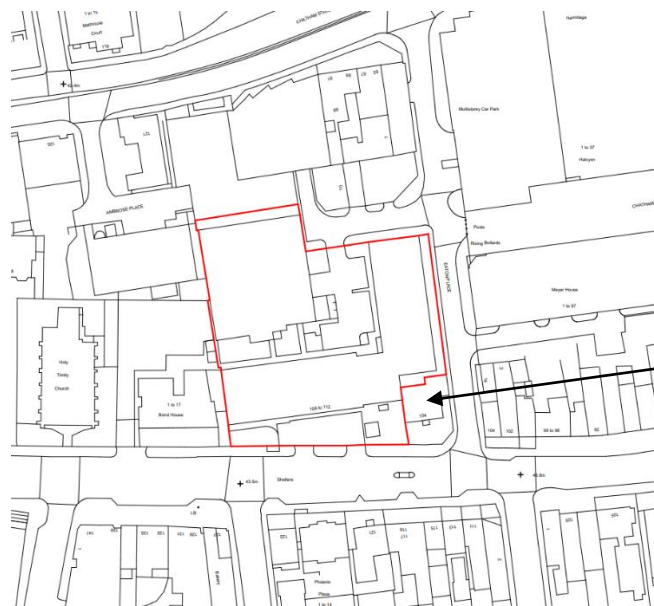
CASE OFFICER: Matthew Harding, Principal Planning Officer

TARGET DATE: 18/07/2025

Introduction

Eaton Court comprises a part two, part three storey L-shaped commercial building (Class E – office (a)), on the corner of Oxford Road and Easton Place, but excludes the neighbouring Grade II Listed Building (104 Oxford Road – Royal Meteorological Society), with an area of hardstanding to the rear used as a carpark.

This section of Oxford Road is characterised largely by terraced buildings on either side, extending over 2 and 4 storeys. The surrounding area comprises a range of uses, it is predominantly residential and commercial in character. Directly north of the site comprises a small commercial property and a new residential development which is currently under construction (114-116 Chatham Street). To the east of the site lies a row of 3 storey terraced properties fronting Oxford Road and residential accommodation blocks in Chatham Place which are between 7 and 19 storeys in height. Adjacent to the site to the south lies The Royal Meteorological Society, a grade II listed building, beyond this is Oxford Road which borders the site to the south. To the west of the site is a modern 4 storey residential block.



**Listed Building – 104
Oxford Road – Royal
Meteorological Society**

Figure 1 – Site Location Plan

Lastly, the application site does not fall within a Conservation Area or Article 4 Direction, but the site is immediately adjacent to the Castle Hill/Russell Square/Oxford Road Conservation Area. The site and proximity to the Conservation Area boundary are shown in figure 2 below.



Figure 2: Castle Hill/Russell Square/Oxford Road Conservation Area



Figure 3: Application building and neighbouring properties – street scene view (Oxford Road)



Figure 4: Application building and neighbouring properties – street scene view (Eaton Place towards Oxford Road)

Proposal

Prior approval is sought under Class MA 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 whole building to 52 self-contained flats. A total of 3,550 square metres of residential floor space.

The building is a part two storey / part three storey building, with two storeys on the Oxford Road fronting part of the building and three storeys for the Eaton Place part of the building. The proposed residential internal layout is proposed as follows:

- Ground floor: 16x1 bed flats and 5x2 bed flats
- First floor: 16x1 bed flats and 5x2 bed flats
- Second floor: 8x1 bed flats and 2x2 bed flats

The submitted plans also show 106 car parking spaces within the existing rear multi-storey carpark, accessed from Eaton Place, a separate external cycle store (40 spaces – 39.2m²) and bin store (12 bins – 25.2m²). The cycle and bin store are positioned to the rear of the building.

The plans also show a total of 10 visitor car parking spaces to the front of the building accessed from Oxford Road. One of the visitor parking spaces overlaps onto the public highway / footpath so shall be discounted (9 visitor parking spaces) and four car club parking spaces

The accommodation schedule is set out in the tables below.

Floor	Type (Bedrooms / persons)	Gross Internal Area (GIA) Square metres	National Described Space Standards
Ground	14 x 1b / 1p	40m ²	39m ²
Ground	2 x 1b / 2p	50m ²	50m ²
Ground	4 x 2b / 3p	61m ²	61m ²
Ground	1 x 2b / 4p	70m ²	70m ²
First	14 x 1b / 1p	40m ²	39m ²
First	2 x 1b / 2p	50m ²	50m ²
First	2 x 2b / 3p	61m ²	61m ²
First	3 x 2b / 4p	70m ²	70m ²
Second	6 x 1b / 1p	40m ²	39m ²
Second	2 x 1b / 2p	50m ²	50m ²
Second	1 x 2b / 3p	61m ²	61m ²
Second	1 x 2b / 4p	70m ²	70m ²

Table 1: Accommodation schedule.



Figure 6: Proposed First Floor Plan



Figure 7: Proposed Second Floor Plan

Information Submitted

The completed application form, including a written summary of the proposed development and the developer's contact details.

Drawings and Documents ref.

- Prior Approval Notification Form
- CIL Form
- Noise Impact Assessment, prepared by MZ Acoustics
- Internal Daylight and Sunlight Assessment, prepared by T16 Design
- Transport Statement, prepared by RGP
- Site Location Plan: drawing number: 103-225_(SK)200
- Existing Ground Floor Plan: drawing number: 103-225_(SK)001B
- Existing First Floor Plan: drawing number: 103-225_(SK)002B
- Existing Second Floor Plan: drawing number: 103-225_(SK)003B
- Existing Elevations: drawing number: 103-225_(SK)009B
- Proposed Ground Floor Plan: drawing number: 103-225_(SK)004E
- Proposed First Floor Plan: drawing number: 103-225_(SK)005E
- Proposed Second Floor Plan: drawing number: 103-225_(SK)006E

The above information was received on 23 May 2025.

Legal Context

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA 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 use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Before development can be carried out under Class MA, 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:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor,

the impact of that change of use on the character or sustainability of the conservation area;

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

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Class MA 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 MA is to remain in use as a 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 determine 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

PL/18/2098 - Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 59 dwelling units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Withdraw, January 2019.

PL/19/0291 - Certificate of Lawfulness for Continuous Use of the Site as B1(a) Office Accommodation for 10 Years or More. Certificate granted, 16 April 2019

PL/19/0419 - Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. No objection, prior approval not required, 14 May 2019.

PL/21/0639 - Demolition and residential redevelopment to provide three buildings comprising 120 residential units (Use Class C3), along with car parking, cycle parking, servicing bay and associated landscaping, amenity space, plant and refuse areas, and access arrangements. Refused, 26 June 2024.

PL/25/0769 - Application for prior approval for a proposed: 20 New dwellinghouses on detached buildings in commercial or mixed use - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA. Under consideration, July 2025.

Relevant Planning History surrounding site

10 Eaton Place

PL/20/01104 - The development proposed is demolition of the existing building and redevelopment of the site to provide a residential building of 5-storeys (Use Class C3) and associated public realm improvements. Refused and dismissed upon appeal, 11 October 2024 (Appeal reference: APP/E0345/W/24/3343524)

Consultations

RBC Conservation Officer: No objection.

RBC Environmental Protection Team: Concerns, in the following areas:

- Noise impact on development
- Noise arising from development
- Contaminated Land

These matters are discussed in more detail in the relevant sections below.

RBC Transport: No objection, proposal would not have a material impact on the character of the traffic in the vicinity of the site given the extensive parking restrictions in the area.

RBC Waste Team: No comments received.

Publicity

A site notice was displayed at the application site on 04 June 2024. No comments were received.

Appraisal

The proposal comprises the change of use of the building from Class E (a) (office) to Class C3 (dwellinghouses) with the proposal to be considered against the criteria and conditions contained within Part 3, of Class MA.1. (1) (a)-(g), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition, to qualify for assessment under Class MA, 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. As the application was received after the 6th April 2021

there is a requirement to comply with these minimum space standards. It can be confirmed that the proposed units comply with these minimum space standards as illustrated in the accompanying plans and the accommodation schedule. All units also include storage / cupboard spaces.

Criteria MA.1.—(1)

Parts (a) (three-month vacancy) and (c) (Floorspace qualification) were removed from the legislation on 5th March 2024 and so are no longer assessed.

(b) Previous use qualification – “*unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;*”

This criterion has been removed in the amendment to Part MA which came into force on the 6th March 2024.

(d) Land designation criteria – “*If land covered by, or within the curtilage of, the building —*

- (i) is or forms part of a site of special scientific interest;***
- (ii) is or forms part of a listed building or land within its curtilage;***
- (iii) is or forms part of a scheduled monument or land within its curtilage;***
- (iv) is or forms part of a safety hazard area; or***
- (v) is or forms part of a military explosives storage area;”***

The site does not form part of a site of special scientific interest, listed building nor land within its curtilage, a Scheduled monument or land within its curtilage, safety hazard area, nor military explosive storage area.

(e) Landscape designation criteria – “*if the building is within—*

- (i) an area of outstanding natural beauty;***
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;***
- (iii) the Broads;***
- (iv) a National Park; or***
- (v) a World Heritage Site;”***

The site is not within a landscape designation criteria.

(f) Agricultural tenancy criteria – “*If the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;*”

The site is not occupied under an agricultural tenancy.

(g) Previous use criteria - “before 1 August 2022, if—

***(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.***

Not applicable to proposal.

Conditions

MA.2.—(1) Confirms that development under Class MA is permitted subject to the condition that before beginning the 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—

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building and the provisions of paragraph W (prior approval) apply in relation to that application.

Assessment of MA.2.—(1)

(a) Transport impacts of the development, particularly to ensure safe site access

The Council's Transport Team have raised no objection to prior approval, concluding the change of use would not have a material impact on the character of the traffic in the vicinity of the site given the extensive parking restrictions in the area.

The Council's Transport Strategy Team have reviewed the proposal and raised no objection.

The parking situation on the site comprises a multi-storey carpark, split across ground and first floor levels to the rear of the building and accessed via Eaton Place and a small parking area to the front of the site providing a total of nine parking spaces. Both parking areas have a combined capacity of 115 car parking spaces. This is significantly in excess of the Council's parking standards, as set out within the parking SPD which requires 0.5 car and cycle parking spaces per dwelling, which amounts to a requirement of 26 cycle and car parking spaces for the proposal (52 dwellings / flats proposed).

The rear multi-storey car park is to be retained for both this proposal and the accompanying prior approval application (PL/25/0769) to extend the building and provide a further 20 dwellinghouses. A combined total of 72 dwellinghouses. The present parking provision of 115 spaces is over and above the parking SPD requirement of 36 car spaces for the proposal. Given this overprovision and that the site lies within a sustainable location and main transport corridor along the Oxford Road Officers conclude the development would not result in any adverse impacts on highway safety and capacity.

As such, the proposed change of use and creation of 52 dwellinghouses is not considered to have an adverse 'transport impacts, particularly to ensure safe site access' as required under Paragraph MA.2(a) of Class MA of the GPDO.

(b) Contamination risks in relation to the building

The application site is recorded within the Council's records as being a contaminated site, having historically been used for warehousing with the potential to have caused land contamination.

The Council's Principal Environmental Health Officer has reviewed the proposal and advised that the proposal may introduce new pollutant linkages between contaminated land and sensitive receptors at the site, whereby it is the developer's responsibility to ensure the development is safe and suitable for use for the intended purpose.

A contamination assessment has not been submitted as part of this application. However, given the nature of the proposal being a change of use primarily with minimal new built form, a condition requiring the submission of a contamination land assessment and any remediation that may be required, as recommended by the

Council's Principal Environmental Health Officer, is considered sufficient to ensure the proposal does not present a contamination risk. On this basis that the condition would be able to be applied if the proposal were otherwise considered acceptable, the proposed development would not have a contamination risk and accords with the requirements under Paragraph MA.2(b) of Class MA of the GPDO, Policy EN16 of the Reading Borough Local Plan 2019 and the advice contained in the NPPF.

(c) Flooding risks in relation to the building

The application site lies within Flood Zone 1, representing the lowest risk of flooding from external sources. The proposal would not increase the building's footprint or impermeable surfaces on the site and although the submitted proposed plans show additional landscaping on the site, this cannot be controlled by way of this Class MA prior approval application. As such, the proposal is not considered to result in any materially greater risk of flooding than that of the existing situation. The proposal would not have an adverse flooding risk in relation to the building and comply with Paragraph MA. 2 (c) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended), Policy EN18 of the Reading Borough Local Plan 2019 and the advice contained within the NPPF (paragraph 181).

(d) Impacts of noise from commercial premises on the intended occupiers of the development

Paragraph MA.2(d) of Class MA of the GPDO requires the LPAs assessment relating to impacts of noise from any commercial premises on the intended occupants of the new dwellinghouse, which follows a similar requirement of Policy CC8 of the Reading Borough Local Plan 2019.

For context, the site does lie on the edge of Reading Town Centre and there is a range of predominantly residential and commercial uses in the area. From the perspective of noise, there are notable existing commercial premises operating in the area that could potentially give rise to significant noise levels, this primarily relates to "The Face Bar" off Ambrose Place some 50 metres to the north-west of the site, a tyre fitting shop (Tyre Fit Pro Reading), immediately to the north of the building, some 25 metres away, and a Public House (The Butler), approximately 45m metres to the north of the site on the junction with Eaton Place and Chatham Street. The Face Bar is a nightclub / music and sports (pool/snooker) venue (part used at the moment, ground floor only, due to current licensing controls, but potentially could return to two-floors) and The Butler PH is also a live music venue.

A Noise Impact Assessment has been prepared and submitted in support of this application, which suggests that the noise from the existing commercial uses in the area should not have an adverse impact on the amenity or health of future occupiers of the dwellinghouses.

The Council's Environmental Protection Team have reviewed the proposal and have made the following comments:

- *A Mechanical Ventilation and Heat Recovery (MVHR) system is recommended to minimise the need for residents to open their windows. Will this have summer bypass cooling? It is recommended that an overheating assessment be carried out so that suitable measures can be identified to reduce the risk of overheating.*
- *The standard proposed for internal noise (low frequency protection) is not as stringent as for the new flats proposed to be built on top, whereby the standard proposed is NR20 for the existing building and NR15 for the proposed building. I assume that this is because it will not be practicable to achieve NR15 for the existing building, but can this reasoning be confirmed?*
- *A significant scheme for mitigating the external noise from The Face Bar is proposed, which is not limited to improving the windows but also the facade. This may be acceptable, although is there is a risk that the required measures won't be possible/practicable?*

Officers have significant concerns at the imposition of a condition requiring a detailed assessment of the existing façade and subsequent mitigation scheme. This assumes that a subsequent assessment and mitigation scheme would adequately address any unacceptable noise and disturbance to the future occupants of the building, which ultimately may not be possible.

Also, concerns are raised with the potential use of any heating and cooling systems to limit or potentially prevent the opening of windows. Whilst it is likely to be beneficial to have these systems maintain a constant comfortable temperature in the flats, the occupants should have the opportunity to open main windows and not be subject to unacceptable noise from commercial premises.

Of note, a recent development proposal (PL/20/1104) for a five-storey residential building at 10 Eaton Place was dismissed at appeal (October 2024), with the site located to the rear of The Butler Public House and the proposal detailing the use of mechanical ventilation with heat recovery systems (MVHR). The location, nature and use of MVHR system are all consistent with this proposal. The Planning Inspector advising the following:

Future occupants might at times close their windows and switch on the MVHR in relation to traffic noise. Live music performances would however typically occur at times when nearby roads were less busy. Noise generated by a live music venue and that generated by traffic is in any case different in character, and of the two sources, only that generated by music could potentially qualify as a statutory nuisance, and be subject of local control. Within this context paragraph 193 of the National Planning Policy Framework (the Framework) indicates that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Music venues are specifically identified.

The appellant's proposed solution is one provided as an example within the Planning Practice Guidance (PPG). Mitigation of this type relies upon the actions and cooperation of occupants to be effective, and neither can be secured by condition. The PPG further indicates that it can be useful to make future occupants aware in advance. The experience of living with and having to react to noise would however come with time. The PPG accordingly makes clear that mitigation will help to minimise the risk of complaints rather than prevent them. In the current case, even had I accepted that the

appellant's solution would work year-round, the risk of complaint would remain heightened given the uncomfortably close relationship that would exist between bedroom windows and the main performance area at The Butler.

It therefore appears that if the appeal was allowed there is a strong likelihood that future occupants would sooner or later complain about noise generated by live music. Concerns that restrictions might then be placed on The Butler thus appear well founded. Such an outcome would be contrary to that envisaged by paragraph 193 of the Framework as set out above.

For the reasons outlined above I conclude that the appellant has failed to demonstrate that the development would both provide acceptable living conditions for its future occupants in relation to noise and disturbance and be compatible with the existing use of the adjacent public house. The development would therefore conflict with Policy CR6 of the Reading Borough Local Plan 2019 (the Local Plan) which, in the absence of mitigation, seeks to restrict the location of new residential next to existing uses which give rise to unacceptable levels of noise and disturbance, and Policy CC8 of the Local Plan which seeks to secure acceptable living conditions for new residential properties including in relation to noise and disturbance.

Broadly the same conclusions are drawn with this proposal in that the use of the MVHR system cannot be relied upon for year-round mitigation without expecting occupants will want to open their windows, the proposal would likely increase the risk of complainants to those nearby nighttime uses and likely result in unacceptable levels of noise and disturbance to the proposed occupants of the building.

Officers are not satisfied on the basis of the information provided that the creation of new residential units would not result in significant noise impacts on the intended occupiers of the flats, contrary to the requirements under Paragraph MA.2(d) of Class MA of the GPDO, Policies CC8 and EN16 of the Reading Borough Local Plan and the advice contained within the NPPF (paragraph 198).

(e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The site is not located within a conservation area.

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

Policy CC8 of the Reading Borough Local Plan 2019 requires development proposals not to cause a detrimental impact on the living conditions of existing residential properties or unacceptable living conditions for new residential properties, in terms of access to sunlight and daylight. Paragraph MA.2(f) of Class MA of the GPDO requires an assessment from the LPA to ensure the development provides adequate natural light in all habitable rooms of the new dwellinghouses.

An Internal Daylight Assessment has been submitted with the proposal, with the assessment demonstrating that all the proposed 52 residential units surpass the BRE guidance criteria. The results of the technical analysis have shown that all rooms would receive lux levels in line with the illuminance targets. This demonstrates that there will be 'adequate natural light in all habitable rooms of the dwellinghouses' as and Officers are satisfied that the proposal will provide adequate natural light to all habitable rooms of the dwellinghouses. Therefore, the proposal complies with Paragraph MA.2(f) of Class MA of the GPDO and Policy CC8 of the Reading Borough Local Plan 2019.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The site is not within a core employment area or located in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

(h) where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.

The development would not result in the loss of services provided by a registered nursery, or health centre maintained under the relevant sections.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

A Fire Statement would be required if the development involves the development of an existing 'relevant building'. These new criteria applies to a building which satisfies the height condition in paragraph (3) of the Procedure Order and contains—

- (a) two or more dwellings; or
- (b) educational accommodation.

Paragraph (3) states the height condition is that— (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys.

The height of the building does not exceed either 18 metres or more in height nor does the building contain seven or more storeys. No Fire Statement is required for this proposal.

Conclusion

The proposal comprises a change of use of the existing office (Class E) part two storey / part 3 storey building (Eaton Court) to provide 52 new residential units (Class Use C3). The proposal has been found to accord with the requirements as set out within Paragraph MA.1, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

However, the Local Planning Authority is not satisfied that the application proposal has demonstrated it would not give rise to significant noise and disturbance from commercial premises on the intended occupiers of the development. As such, the proposal does not accord with Paragraph MA.2(d) of Class MA of the GPDO, Policy CC8 of the Reading Borough Local Plan and the advice contained within the NPPF (paragraph 198).

As required under Paragraph MA.1 and MA.2 of Class MA it has been demonstrated that there is no transport, contamination, flooding, daylight access or dwelling size reasons why the development should not proceed.

Recommendation:

Prior Approval is REQUIRED and refused for the following reason:

- 1) The Local Planning Authority, based on the information provided, is not satisfied the proposed development would not result in significant noise impacts on the intended occupiers of the proposed dwellinghouses. Therefore, the proposal is contrary to the requirements under Paragraph MA.2(d) of Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policies CC8 and EN16 of the Reading Borough Local Plan and the advice contained within the NPPF (paragraph 198).