

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Kiaran Rafferty
183 Seafield Road
Bournemouth
BH6 5LJ

Application No: PL/25/0929
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: Red Pinnacle Ltd

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 of from Class E (offices) to C3 (dwelling houses) to comprise 58 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended by plans received on 11 August 2025).

At: 20 TUDOR ROAD, READING, RG1 1NH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26/08/2025



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

Application At: 20 TUDOR ROAD, READING, RG1 1NH

Application No: PL/25/0929

Application type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

REASONS FOR REFUSAL

1. The submitted Flood Risk Assessment does not adequately assess the flood risks posed from the development. Therefore, the Council is not satisfied the proposed change of use of the building from office to a residential would not increase the risk of flooding to the future occupants of the building, moving from a “less vulnerable” to more “more vulnerable” classification. As such, the development is contrary to condition MA.2 (c) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended) and the advice contained within the NPPF (paragraph 181).

INFORMATIVES

1. The following documentation and supporting plans have been considered in the determination of this application:
 - Prior Approval Notification Form
 - CIL Form
 - Planning Statement
 - Fire Statement, prepared by BWC, reference: DN01, dated 23 June 2025
 - Flood Risk Assessment, prepared by Nimbus Engineering Consultants Ltd, reference: C3586-R1-REV-A, dated June 2025
 - Internal Daylight Assessment, prepared by Ollie Westover, reference: 6440 Issue 2, dated June 2025
 - Ordnance Survey May (Location Plan), drawing number 32508/P001 P01

Received by the Local Planning Authority on 01 July 2025 and the following additional information was received on 10 August 2025:

- Existing Ground Floor Plan, drawing number 32508/P003
- Existing 1st, 2nd, and 3rd Floor Plan, drawing number 32508/P004
- Existing 4th Floor Plan, drawing number 32508/P005
- Existing 5th Floor Plan, drawing number 32508/P006

Date: 26/08/2025



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



Reading
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- Existing 6th Floor Plan, drawing number 32508/P007
- Existing Roof Plan, drawing number 32508/P008
- Existing Front Elevation, drawing number 32508/P009
- Existing Rear Elevation, drawing number 32508/P010
- Existing Side Elevations, drawing number 32508/P011
- Proposed Ground Floor Plan, drawing number 32508/P012
- Proposed 1st, 2nd, and 3rd Floor Plan, drawing number 32508/P013
- Proposed 4th Floor Plan, drawing number 32508/P014
- Proposed 5th Floor Plan, drawing number 32508/P015
- Proposed 6th Floor Plan, drawing number 32508/P016
- Proposed Roof Plan, drawing number 32508/P017
- Proposed Front Elevation, drawing number 32508/P018
- Proposed Rear Elevation, drawing number 32508/P019
- Proposed Side Elevations, drawing number 32508/P020
- Schedule of Accommodation, drawing number 32508/P21

Date: 26/08/2025

**Acting Assistant Director, Planning,
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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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