

| **Date July 25**

Ref. 9453

Change of use from offices into 3 new dwellings (from Class E to Class C3 residential) at 13-15 Boulton St, Reading RG1 4RD

The relevant forms have been completed with this application.
The relevant fee has also been paid.

1.0.0. The Existing building & history

The site comprises a two-storey end-of-terrace building located at **13-15 Boulton Street, Reading RG1 4RD**, situated within close proximity to Reading town centre. The building presents a **traditional brick façade**, in keeping with the prevailing character and scale of the surrounding terraced properties along Boulton Street.

The property is **not statutorily listed**, **not located within a designated conservation area**, and is **not subject to an Article 4 Direction**, therefore **permitted development rights under Class MA remain applicable**.

1.1.0. The proposal

This application seeks prior approval under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of the ground floor and first floor of 13-15 Boulton St, Reading RG1 4RD from Class E (office use) to Class C3 (residential use) to create three self-contained flats.

The proposed conversion is to 1 x 1 bed 2P, 1 x 2 bed 3P and 1 x 2 bed 4P dwellings.

The design complies with the National Standards as required by Article 3 (9A) of the GPDO 2015:

Unit 1

50.1

Unit 2

70.0

Unit 3

82.3

Bin & cycle storage has been provided as shown on the plans, however this is not a requirement of the MA application.

There is no additional parking being included in the proposal.

1.2.0. Development is not permitted by Class MA if;

Following the changes to the GPDO in April 2024, the following are the qualifying criteria inherent to MA.1

- a) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class A2- Class E*
- b) *The land covered or within the curtilage falls within parts (i) to (v)- it does not.*
- c) *The building is within parts (i) to (v)- it does not.*
- d) *The site is not subject to an Agricultural Tenancy. -it is not.*
- e) *Before 01 August 2022 if*
 - i. *The proposed development is of a description falling within Class 0 of this Part as that Class had effect immediately before 1st August 2021 and*
 - ii. *The development would not have been permitted under Class 0 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. This does not apply to this site.*

1.3.0. Conditions of MA.2

Before beginning development under Class MA the developer must apply to the LA for 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-*** the site is located close to all local amenities & all transport links.

The proposed development at 13-15 Boulton St already has existing parking spaces to the rear of the property, with 3 spaces, one for each Unit.

Cycle storage-

Secure cycle storage is proposed in shown cycle lockers within a secure compound as shown on the plans.

- b) **Considering (b)**, the existing use is Class E office use,
- c) **Considering (c)**- The site is entirely within Flood Zone 1
- d) *Impacts on noise from commercial premises on the intended occupiers of the development* – the adjoining buildings are currently mixed use of commercial and residential use which will not create any noise issues for future occupiers of the building, or indeed, disturb others.

The majority of noise impacts at the site are derived from vehicular traffic. The GPDO explicitly states that this is not commercial noise for the purpose of assessing changes of use;

- e) *The building is not located within a conservation area,*
- f) **Considering (f)** all the proposed habitable rooms are provided with adequate light in all habitable rooms of the dwelling houses.
- g) The area is not within a heavy industrial use.
- h) This is N/A

The flat sizes all comply with the Nationally described space standards.

The application is accompanied by;

- a) A written description of the proposed development
- b) Plans indicating the site & showing the proposed development.
- c) Drawings prepared to an identified scale & showing-
- d) The sizes & proposed use of each room
- e) The position & sizes of the doors, windows & walls.
- f) The developer`s contact address
- g) The developers E mail address.
- h) The required fee.

Air Quality Assessment

An air quality assessment has been carried out as the property falls within the Reading Air Quality Management Area (AQMA), and as a result of this assessment, the following conclusions have been drawn:

- a. A qualitative assessment on the construction phase activities has been carried out. The largest risk of these activities towards dust soiling was 'Low', while that towards human health was 'Negligible'. Following proper implementation of the measures recommended in Appendix C, the impact of emissions during construction of the proposed development is likely to be 'Negligible' and therefore 'Not Significant'.
- b. The change in trip generation associated with the proposed development is unlikely to result in a detrimental pollution impact upon the local highway network and current pollution levels at existing receptors.
- c. Following a review of air quality data, the proposed development is considered suitable for residential use.

It can therefore be concluded that the proposed development is not considered to conflict with national, regional, and local planning guidance

Conclusion.

We believe the application complies with all the required conditions under Class MA & therefore should receive a positive outcome.

Chris Keen MRICS MCABE

