

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/1025 Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Address: EATON COURT, 104-112 OXFORD ROAD, READING, RG1 7FU

Proposal: Change of use of the ground, first and second floors of the building from Class E (offices) to C3 (dwelling houses) to comprise 40 x1 bedroom and 12 x2 bedroom dwelling units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Applicant: Eaton Reading Ltd

Received date: 18/07/2025

Extended Target Decision date: 24/09/2025

Case Officer: Nathalie Weekes

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.

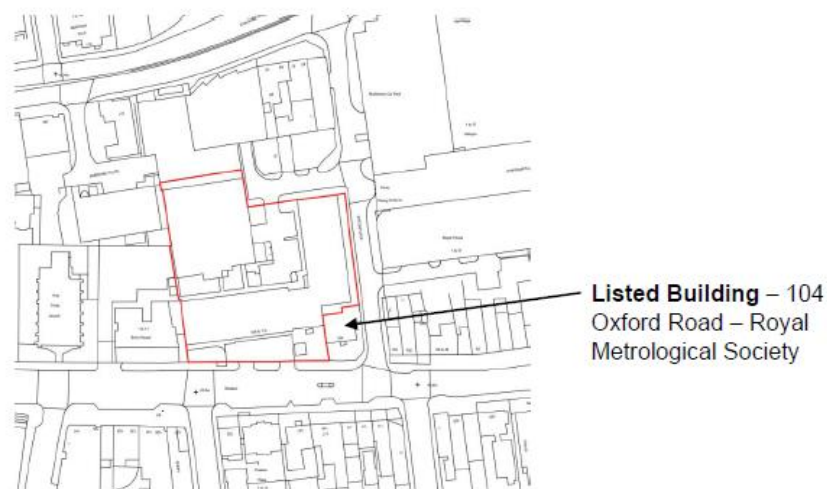


Figure 1: – Site Location Plan

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. It is an allocated development site CR12 Chatham Street, Eaton Place and Oxford Road, located in a major opportunity area covered by Policy CR12 West side Major Opportunity Area of the Reading Local Plan

2019, within an Air Quality Management 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 comprise 40 x1 bedroom and 12 x2 bedroom dwelling units to provide a total of 52 units in 3,550 square metres of residential floor space (Use class C3).

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 105 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	Unit Type	GIA (m ²)	NDSS Minimum (m ²)	Meets NDSS ¹
1	Ground	1B1P	40	39	Yes
2	Ground	1B1P	40	39	Yes
3	Ground	1B1P	40	39	Yes
4	Ground	1B1P	40.9	39	Yes
5	Ground	1B1P	41.4	39	Yes

¹ NDSS (Nationally Described Space Standards)



6	Ground	1B1P	43.6	39	Yes
7	Ground	1B1P	43.6	39	Yes
8	Ground	1B1P	43.6	39	Yes
9	Ground	1B1P	44.3	39	Yes
10	Ground	1B1P	44.9	39	Yes
11	Ground	1B1P	45.5	39	Yes
12	Ground	1B1P	45.5	39	Yes
13	Ground	1B1P	45.5	39	Yes
14	Ground	1B1P	46.6	39	Yes
15	Ground	1B2P	50	50	Yes
16	Ground	1B2P	50.1	50	Yes
17	Ground	2B3P	61.3	61	Yes
18	Ground	2B3P	62.1	61	Yes
19	Ground	2B3P	63.4	61	Yes
20	Ground	2B3P	66.2	61	Yes
21	Ground	2B4P	70.5	70	Yes
22	First	1B1P	40	39	Yes
23	First	1B1P	40	39	Yes
24	First	1B1P	40	39	Yes
25	First	1B1P	40	39	Yes
26	First	1B1P	40.9	39	Yes
27	First	1B1P	43.6	39	Yes
28	First	1B1P	43.6	39	Yes
29	First	1B1P	43.6	39	Yes
30	First	1B1P	44.9	39	Yes
31	First	1B1P	45.5	39	Yes
32	First	1B1P	45.5	39	Yes
33	First	1B1P	45.5	39	Yes
34	First	1B1P	45.5	39	Yes
35	First	1B1P	46.6	39	Yes
36	First	1B2P	50	50	Yes
37	First	1B2P	50.1	50	Yes
38	First	2B3P	62.1	61	Yes
39	First	2B3P	63.3	61	Yes
40	First	2B4P	70.5	70	Yes
41	First	2B4P	72.7	70	Yes
42	First	2B4P	73.4	70	Yes
43	Second	1B1P	40	39	Yes
44	Second	1B1P	40.9	39	Yes
45	Second	1B1P	43.6	39	Yes
46	Second	1B1P	43.6	39	Yes
47	Second	1B1P	43.6	39	Yes
48	Second	1B1P	44.9	39	Yes
49	Second	1B2P	50	50	Yes
50	Second	1B2P	50.1	50	Yes

51	Second	2B3P	62.1	61	Yes
52	Second	2B4P	70.5	70	Yes

Table 1: Accommodation schedule



Figure 5: Proposed Ground Floor Plan



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
- Cover letter, Savills, 17 July 2025
- 1701260 Rev 03 Noise Impact Assessment, prepared by MZA Acoustics, 17 July 2025

- 6309 Issue No 3, May 2025 Internal Daylight and Sunlight Assessment, prepared by T16 Design
- 2025/8647/TS01, Issue 5 Final - Transport Statement, prepared by RGP, 19/06/2025
- 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
- Sketch Section: 103-225_(SK)012

As received on 21 July 2025.

- 6543 Issue No:2 – TM59 Overheating Risk Analysis - Rev 2: prepared by T16 Design, August 2025

As received 4 August 2025

- Proposed Ground Floor Plan: drawing number: 103-225_(SK)004F

As received 9 September 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. Refused 16 July 2025.

PL/25/0770 - 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. Refused 16 July 2025
Case officer note – Refusal decision based on information provided in respect of noise impacts on the intended occupiers of the proposed dwelling houses.

PL/25/1214 - Application for prior approval of 2 storey roof extension to accommodate 16 proposed 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*

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 were raised, 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 and is for an identical proposal to application ref PL/25/770 to address the previous reason for refusal in relation to noise. Therefore, the transport comments are unchanged.

RBC Waste Services: Observations were provided regarding required waste and recycling provision (see Appendix 1).

Thames Water - Thames Water requested a condition to require additional information regarding foul drainage due to insufficient information relating to the site and advice was provided (see Appendix 2).

Case officer – an informative has been added.

Communications with the agent

The agent confirmed by email that the proposed ventilation works could be undertaken within the framework of the existing building and without any external changes required to the building.

Publicity

A site notice was displayed on 5 August 2025 at the application site for the statutory 21-day period. No comments have been 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 adverse transport impact on the vicinity of the site given the extensive parking restrictions in the area, subject to an informative to restrict entitlement to a parking permit.

The existing site includes an external multi-storey car park, split across ground and first floor levels, accessible from Eaton Place to the north. The proposal comprises the change of use of the existing building from office floorspace (Class E) to provide 3,550 sqm of residential floor space (Class C3). This proposal seeks to deliver 52 self-contained units (40 x 1-Bedroom and 12 x 2-Bedroom). It is for an identical proposal to application ref PL/25/770 to address the noise impact relating to the previous reason for refusal. Therefore, the transport comments are unchanged.

The site is fronts onto the A329 Oxford Road which is the main transport corridor between central Reading and the west. The site is located within the Zone 2, the primary core area but on the periphery of the central core area which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces. The nearest bus stops to the Site are located adjacent to and opposite the Site on Oxford Road. The site is within a 5-10 minute walk of Reading's primary shopping area.

The existing site includes an external multi-storey car park, split across ground and first floor levels, accessible from Eaton Place. The multi-storey car park provides parking for 106 cars, while an 11 space parking area is provided adjacent to Oxford Road. It is proposed that the existing site access points are to be used and the residential element of the site is provided with 26 car parking spaces at a ratio of 0.5 spaces per dwelling. The remaining parking spaces will be used for the residential units proposed under the other schemes.

Oxford Road and the surrounding road network all have extensive parking restrictions preventing on-street parking, therefore, any overflow in parking would not affect follow of traffic on the classified road network. The Councils residential parking permit scheme also operates in the surrounding residential streets. The applicant should be advised that future residents of the residential units would not be entitled to apply for resident or visitor parking permits for the surrounding streets where residential parking is under pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area. The appropriate conditions and informative will be applied of the application is successful. Waste and recycling provision is proposed through an external refuse store located at the rear of the site, accessed from Eaton Court. I would suggest that the Council's Waste department are consulted on this application to determine whether the layout is acceptable given the number of units proposed.

The Revised Parking Standards and Design SPD require the provision of 0.5 spaces cycle parking spaces per unit. 40 no. cycle spaces are proposed within an external communal cycle store. Quality, easy to use stands such as 'Sheffield' type stands are preferred over stacking systems and lighting and security measures should be provided.

In summary, 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. The occupiers of the residential units will not be entitled to an on- street car parking Permit and an informative is recommended. A highways informative is also recommended.

(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 an unidentified contamination condition and any remediation that may be required, 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.

A condition is recommended for an unidentified contamination condition.

(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 observations:

- The noise assessment confirms there was an error in the information submitted previously and an amendment has been made regarding NR15 which is welcomed.
- The revised noise assessment which confirms the use of comfort cooling where the flats will be impacted by noise from the Face Bar (north and west elevations). The assessment states this is not required for protection from noise from the Butler. This may be arguable however as the Butler is to the north there should not be an issue as the same flats are affected by Face Bar.
- Architects confirm that the MVHR and scheme of mitigation is achievable.

The applicant provided further information with 6543 Issue No:2 – TM59 Overheating Risk Analysis - Rev 2: prepared by T16 Design, August 2025 as received 4 August 2025 as received 9 September 2025.

- RBC Environmental Protection Officers have reviewed the noise assessment and associated details submitted with the application, as described at section 6 above. As per this correspondence, following clarifications and additional details being submitted, and subject to condition that development is to be implemented in accordance with the 1701260 Rev 03 Noise Impact Assessment, prepared by MZA Acoustics, 17 July 2025, 6543 Issue No:2 – TM59 Overheating Risk Analysis - Rev 2: prepared by T16 Design, August 2025 and the proposed Ground Floor Plan: drawing number: 103-225_(SK)004F submitted, the proposals are considered appropriate in protecting the intended occupiers of the proposals. A construction hours informative is recommended to protect neighbouring residents from unreasonable disturbance.

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.

(3) *An application for prior approval for development under Class MA may not be made before 1 August 2021.*

The application was received on 18 July 2025, so complies.

(4) *The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph*

Complies

(5) *Development must be completed within a period of 3 years starting with the prior approval date.*

Will be secured via condition 1

(6) *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.]*

Will be secured via condition 2.

RECOMMENDATION:

Prior Approval is REQUIRED and GIVEN, subject to conditions:

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:

- Site Location Plan: drawing number: 103-225_(SK)200
- Proposed First Floor Plan: drawing number: 103-225_(SK)005E
- Proposed Second Floor Plan: drawing number: 103-225_(SK)006E
- Sketch Section: 103-225_(SK)012
- 1701260 Rev 03 Noise Impact Assessment, prepared by MZA Acoustics, 17 July 2025
- 6309 Issue No 3, May 2025 Internal Daylight and Sunlight Assessment, prepared by T16 Design

- 2025/8647/TS01, Issue 5 Final - Transport Statement, prepared by RGP, 19/06/2025
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- 6543 Issue No:2 – TM59 Overheating Risk Analysis - Rev 2: prepared by T16 Design, August 2025
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- Proposed Ground Floor Plan: drawing number: 103-225_(SK)004F
As received 9 September 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.

3. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the 1701260 Rev 03 Noise Impact Assessment, prepared by MZA Acoustics, 17 July 2025 as received on 21 July 2025 and 6543 Issue No:2 – TM59 Overheating Risk Analysis - Rev 2: prepared by T16 Design, August 2025 as received 4 August 2025, submitted with the application.

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.

4. 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.

Informatives

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in

respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.

3. Rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas, there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. 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. 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.
5. The occupiers of the residential unit(s) 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. Your attention is drawn to the possible 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 9.00am to 1.00pm Monday to Friday.
7. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development."

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents and to ensure that the development does not have an adverse impact on the public sewerage network and that adequate foul water drainage provisions are in place, in accordance with Local Plan Policy EN16 and the requirements of Thames Water.

8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

Appendix 1

RBC Waste Services guidance

The Council's standard household waste collection service is for a fortnightly recycling collection which alternates with a fortnightly general waste collection and food waste is collected weekly.

A block containing 52 residential units on the standard collection service would need to have space for the below as a minimum:

- 7 x 1100L general waste
- 11-12 x 1100L recycling
- 4 x 240L food waste bins

However, developers should also take in to consideration upcoming changes to residential waste collection services as per Simpler Recycling requirements in the future. These requirements will increase the amount of material recycled/collected at the kerbside (i.e. addition of glass & soft plastics) and so additional refuse space should be allocated now to allow for this. Note: glass can currently only be recycled at local glass bottle banks or the tip.

I can see on the proposed ground floor plan document that there is a single bin store with space for 12 bins. We would ask for this to be reviewed to allow space for the above mentioned bin sizes and quantities, and that it be shown on the plan.

In it's current format, my comment would be that this bin store is not suitable for a development of 52 units.

Bin storage areas must comply with the following:

- All bins must be fully accessible from the front face, to allow for easy depositing of waste.
- Layouts that require bins to be swapped round mid-week are permissible if it is demonstrated that there will be on-site management presence at the development.
- There must be a minimum of 150mm clearance around and between each bin within a storage area.
- Where there is more than one bin within a storage area, there must be 2m clearance in front of each bin to enable it to be accessed and safely moved without needing to move any of the other containers.
- All doors and alleys must be at least 2m wide to allow for safe manoeuvring of bins.
- The minimum internal height for a bin storage area and any access doorways is 2m.
- To allow the lids to be opened fully, there should be no other internal fixtures or fittings that reduce the clearance above the bins.
- The maximum distances that operatives should be required to wheel containers, measured from the furthest point within the storage/collection area to the loading position at the back of the vehicle are:
 - 15m for any 2 wheeled containers up to 360-litres
 - 10m for any 4 wheeled containers
- The surfacing of the route the operatives will take between the bin storage/collection area and the vehicle should have a hard, smooth and continuous finish. Gravel/loose material surfaces are not suitable.
- The pathway must be free of any steps, ironworks, trees, drainage gullies or other features which would obstruct or impede the movement of the bins.

Please refer to our website for further information regarding external bin stores and vehicle dimensions - <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>

We will require further information to be sure that the updated bin store plan is compliant with these requirements.

Please be aware that if locks are to be fitted to any doors or gates at bin storage areas, these should be either combination or keypad style with a code. Developers and site managers should be aware that the code will be held within our collection records and shared with a number of collection staff to ensure ease of access. Individual patterned, physical keys or security fobs will not be accepted or permitted.

We require at least 6 weeks' notice prior to residents moving in to a development to ensure that bins can be purchased, delivered and collections scheduled in with the crews.

Appendix 2 Thames Water

Waste Comments:

Waste Comments: With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Surface water capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Water Comments:

Water Comments: There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments:

Thames Water advise that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.