

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

To: Gemma Beazley
The Courtyard,
Edinburgh Road,
Reading,
RG30 2UA

Application No: PL/25/1229
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: Savoys Properties

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

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

At: 13-15 BOULT STREET, READING, RG1 4RD

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 1st October 2025



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

Application At: 13-15 BOULT STREET, READING, RG1 4RD

Application No: PL/25/1229

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

CONDITIONS & REASONS

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Drawing No. 9458 PL-04.04 – Proposed Daylight, received on 4th August 2025

Drawing No. 9458 PL-04.01 – Proposed Site Plan, received on 4th August 2025

Drawing No. 9458 PL-03.04 – Existing and Proposed Elevations, received on 4th August 2025

Air Quality Assessment, dated July 2025, received on 4th August 2025

Drawing No. 9458 PL-01 – Location Plan, received on 4th August 2025

Drawing No. 9458 PL-02 – Block Plan, received on 4th August 2025

Drawing No. 9458 PL-04.03 – Proposed First Floor Plan, received on 4th August 2025

Drawing No. 9458 PL-04.02 – Proposed Ground Floor Plan, received on 4th August 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.

Date: 1st October 2025



AA

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

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. There is a widespread problem in Reading with rats as the 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 occupiers of the residential units will not be entitled to an on- street car parking Permit. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit. 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.

Date: 1st October 2025



AA

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