

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

To: Urbanite Planning Ltd
Newtown Lodge
Shefford Woodlands
Hungerford
RG17 7AR

Application No: PL/25/1015
Application type: Prior approval Part 3 Class
G: Retail or betting office or pay day loan shop
to mixed use

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E), or betting office or
pay day loan shop to mixed use including up to two flats (Use Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class G**

Applicant: MHY Capital Ltd

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: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

At: 14 WOKINGHAM ROAD, READING, RG6 1JG

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: 2 October 2025



SDV

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

Application At: 14 WOKINGHAM ROAD, READING, RG6 1JG

Application No: PL/25/1015

Application type: Prior approval Part 3 Class G: Retail or betting office or pay day loan shop to mixed use

CONDITIONS & REASONS

1. In order to comply with the provisions of paragraph G.1 of Class G of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class G must be completed within a period of three years starting from the prior approval date.

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

Drawing no. 01 – Location Plan, dated Nov 24

Drawing no. 02 – Block Plan, dated Nov 24

Drawing no. 03 – Existing Floor Plans, dated Nov 24

Drawing no. 04 – Proposed First Floor Plan, dated Nov 24

Noise Impact Assessment (Syntegra Consulting) dated Mar 25

Acoustic Consultancy Report, Acoustic Testing Report (LCP) dated July 25

Received by the LPA on 17th July 2025

Drawing no. L1 – Lease Plan (showing Bin storage area), dated Mar 25

Received by the LPA on 16th 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. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of

Date: 2 October 2025



SDV

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

on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

4. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

5. Prior to first occupation of the development hereby approved, the first floor south and south-easterly facing windows shall be upgraded from single glazing to double glazed units with trickle ventilation.

REASON: To protect prospective occupiers against the identified noise source from the front of the property and below the property from the café at ground floor level.

6. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 2 October 2025



SDV

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

2. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
3. 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.

Date: 2 October 2025



SDV

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