

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/1059 Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Address: ABBEY WHARF, 57-75 KINGS ROAD, READING, RG1 3AB

Proposal: Change of use of 5 floors from Class E (offices) to C3 (dwelling houses) to comprise 27x studio, 43x 1-bedroom and 8x 2-bedroom flats (78 units total). Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Applicant: Mountley Ltd

Received date: 28/07/2025

Target Decision date: 3/11/2025 (agreed extension)

Case Officer: Alison Amoah

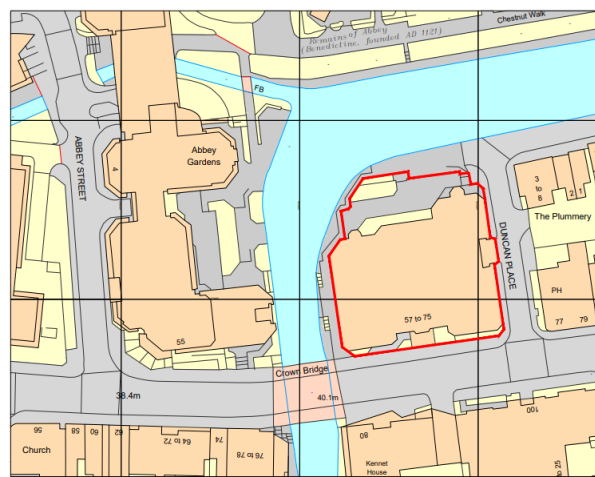
Introduction

Abbey Wharf is a five-storey building located on the northern side of King's Road, near Crown Bridge, with the river Kennet wrapping around the side (west) and rear (north) elevations of the building.

The site falls within the Central Core and Area of Archaeological Potential and Policy CR1 of the Reading Borough Local Plan. However, **the site lies outside** of the Borough's identified Core Employment Areas, as identified by Policy EM2 of the Reading Borough Local Plan, and Article 4 Directions restricting the rights relating to change of use from office to residential use.

The site has an underground car park comprising circa 40 spaces and is located within an Air Quality Management Area, area of potential contaminated land and within Flood Zone 2. However, the north-west corner of the site is within Flood Zone 3.

The Abbey Ruins (Scheduled Ancient Monument) are situated opposite the application site. The application building is not listed, nor is it located within a conservation area.



Site Location Plan



Application Building

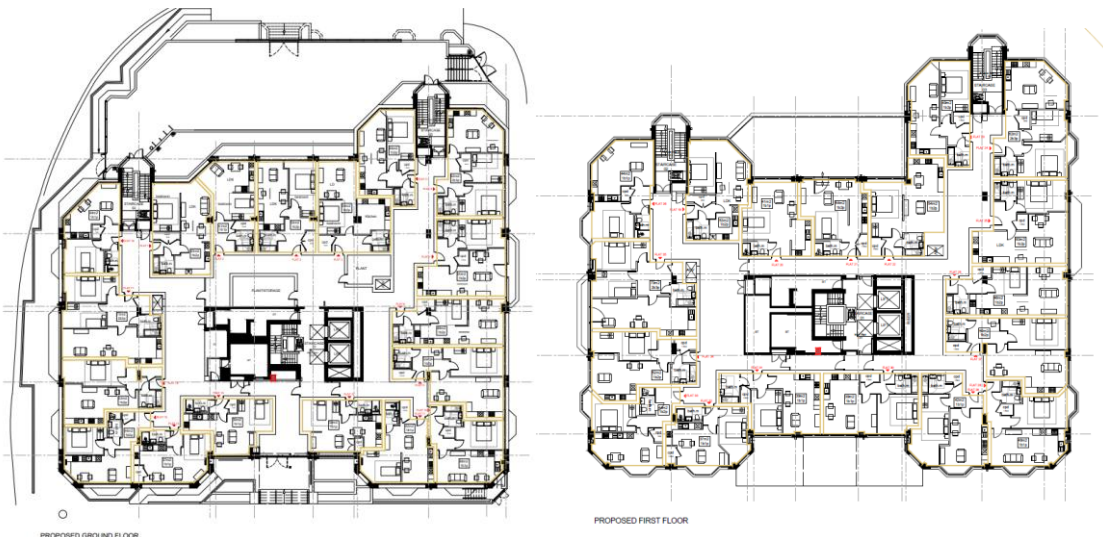
Proposal

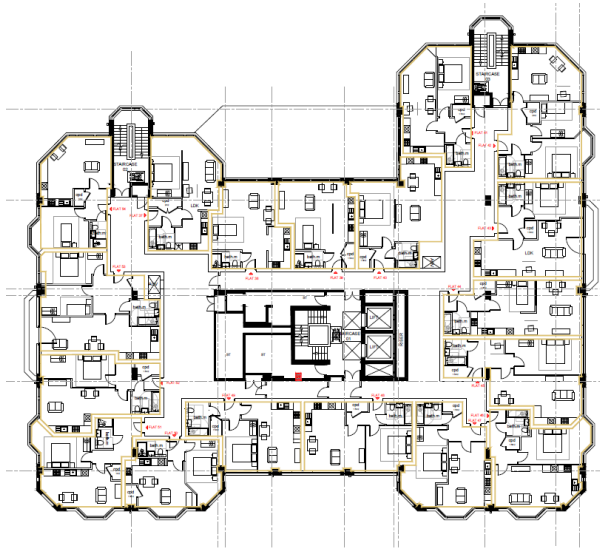
Prior approval is sought under Class MA Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the change of use of the whole building to 78 self-contained flats.

The building extends over six floors, including the basement and roof space. The proposed residential internal layout is proposed as follows:

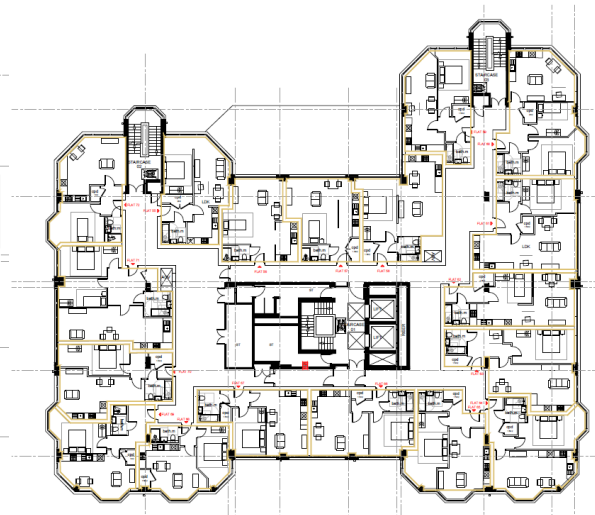
- Basement level: 45 car parking spaces, cycle storage (108 spaces) and bin store (8 x 1100l general waste bins, 6 x 1110l recycling waste bins and 3 x 180l food waste bins)
- Ground floor: 9 x studio flats, 7 x 1 bed flats and 2 x 2 bed flats
- First floor: 5 x studio flats, 11 x 1 bed flats and 2 x 2 bed flats
- Second floor: 3 x studio flats, 13 x 1 bed flats and 2 x 2 bed flats
- Third floor: 6 x studio flats, 10 x 1 bed flats and 2 x 2 bed flats
- Roof Floor (Fourth floor): 4 x studio flats, 2 x 1 bed flats and 0 x 2 bed flats

Car and cycle parking will be provided within the basement, together with bin storage.

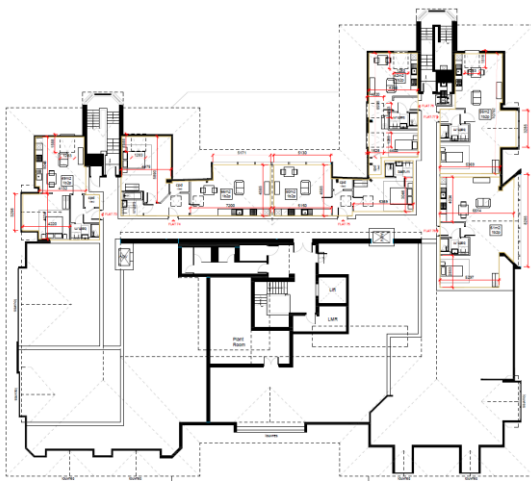




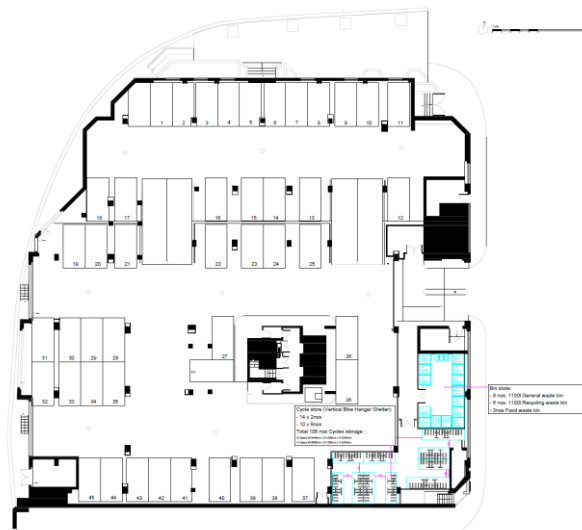
PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF FLOOR PLAN



Appendix D – Topographic Map

Appendix E – Environment Agency's Flood Maps

Appendix F – Environment Agency's Data and Information

Appendix G – Flood Evacuation Plan

- Noise Impact Assessment, Report ref: VA5983.250902.NIA1.2, prepared by Venta Acoustics dated and received 23/9/25 [amended]
- Schedule of Areas (internal floorspace per unit)
- Drawing no: jw1231-100 - Existing Plans (Site Location Plan)
- Drawing no: jw1231-105 - Existing Plans (Basement and Ground Floor)
- Drawing no: jw1231-106 - Existing Plans (First, Second, Third and Fourth floors)
- Drawing no: jw1231-107 - Existing Elevations
- Drawing no: jw1231-108 - Proposed Basement Floor Plan
- Drawing no: jw1231-109 - Proposed Ground Floor Plan
- Drawing no: jw1231-110 - Proposed First Floor Plan
- Drawing no: jw1231-111 - Proposed Second Floor Plan
- Drawing no: jw1231-112 - Proposed Third Floor Plan
- Drawing no: jw1231-113 - Proposed Roof Floor Plan

Policy Context

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/07/0963 – The conversion of half the existing fourth floor storage space into office space and erection of 4 new pitched roof dormers with alterations to 2 existing ones. Pitched Velux roof lights are included to increase daylight penetration into the office space. Removal of decorative balustrades and replacement with ones conforming to current building regulations. Facade and hard landscape cleaning – Permitted

PL/07/0898 – Refurbishment of the entrance and central area of front elevation of 1990's office block. Permitted.

PL/18/1850 – External alterations and ancillary works to existing building, including a private terrace area. Permitted.

PL/25/0642 – Change of use of ground, first, second, third and fourth floors (all floors) from Class E (offices) to C3 (dwelling houses) to comprise 78 apartments (27 x studios, 43 x 1 bed and 8 x 2 bed apartments). Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Prior Approval required and refused for the following reasons:

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)

2. The Local Planning Authority is not satisfied, based on the limited information provided and owing to the site contamination risk and nature of the surrounding uses, that the development would not result in a contamination risk and unacceptable levels of noise and disturbance to any potential future occupants of the building. As such, the development is contrary to condition MA.2 (b) and (d) 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 (paragraphs 187, 196 and 198)

3. The existing building exceeds a height of 18 metres and the proposed change of use would result in two or more dwellings, whereby a Fire Statement has not been provided in support of the proposal. As such, the Council cannot be satisfied the proposal fire safety impacts on the intended occupants of the building are satisfactory. Therefore, the proposal fails to comply with condition MA.2 (i) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended).

Planning Officer Note: These matters will be addressed in the assessment below.

Consultations

Environment Agency (EA): They originally objected on the following grounds (dated 26/8/25):

That the FRA did not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist.

In particular, the FRA fails to: Take the impacts of climate change into account. Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the 2080's Central allowance of 1% 21%. This is due to the development proposing inadequate finished floor levels.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. Specifically the FRA will need to:

- Demonstrate that finished floor levels are set above the 1% AEP plus climate change flood level to reduce the risk of flooding to people and property. The FRA states that "the finished floor level will be set at the current level". As submitted, it is unclear what the current finished floor level is and therefore, we are not satisfied future occupants will be safe for the lifetime of the development. There would be an unacceptable risk to the health and safety of the occupants in a flood event. Finished floor levels should be set above the 1% AEP flood level with an appropriate allowance for climate change to reduce the risk of flooding to property and future occupants. Despite the building being outside of the design flood event, we would like the applicant to ensure that the finished floor levels are set 300mm above the design flood level on site to account for uncertainty in the flood modelling. If the FFLs of the building are already 300mm above the design flood level on site, then the applicant should include this information within an updated FRA. If this is the case, then the freeboard is considered to be in place already, but with the current submitted information, we cannot be sure.

Planning Officer Note: Following the review of an amended FRA submission (received 29/9/25) the EA commented (13th October 2025) as follows:

No objection subject to condition:

The development shall be carried out in accordance with the submitted flood risk assessment (FRA (ref: Abbey Wharf, 57-75 Kings Road, Reading RG1 3AB. Project Ref: QFRA 2676 Version 1:2 (29/09/2025) – Prepared by UK Flood Risk) and the following mitigation measures it details: Finished floor levels shall be set no lower than 38.88 metres above Ordnance Datum (AOD), in accordance with Table 7 in the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons This condition is in accordance with paragraph 181 of the NPPF and policy EN18: Flooding and Sustainable Drainage Systems in the Reading Borough Local Plan (adopted November 2019) and seeks to:

- reduce the risk of flooding to the proposed development and future occupants
- ensure that during a flood event there is not an unacceptable risk to the health and safety of the occupants and an increased burden is not placed on the emergency services.

Development Control Transport:

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The Kings Road has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor. In NPPF terms, the site is highly sustainable.

The application proposes a change of use from Class E to 78 residential units comprising of:

- 27 Studio flats
- 43 x 1 bedroom flats
- 8 x 2 bedroom flats

In accordance with the Council's current parking standards each 1 and 2 bedroom flat in this zone would require 1 parking space, this therefore equates to 78 off street parking spaces. In addition to this visitor parking is also required at a ratio of 1 space per 10 dwellings. Total provision required for the development is 85.

In terms of local policy, Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. 40 standard parking bays are being proposed for this application (although 45 spaces have been illustrated on the ground floor plans), located at the existing basement level served via the existing access arrangements; however, the Highway Authority would suggest that some level of disabled parking bays should be provided.

Given the extensive parking restrictions in place in the area in the form of double yellow lines, red route and the operation of the Council's Residential Parking Permit Scheme, and the highly sustainable location with regards to access to the town centre and public transport links, a lower provision can be accepted in this instance.

If this application is approved there should be an assumption that any future occupants of the proposed units will not be issued with resident or visitor parking permits, 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.

I note that vertical cycle stands are proposed, although we would not comment on this for this type of application the Highway Authority would recommend that cycle storage is reviewed to provide horizontal cycle parking in the form of Sheffield or Josta type stands that are better for longer term storage for developments of this type.

The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online. Bins must not be stored on any part of the public footway.

In principle Transport do not have any objections to this application, the site is in a highly sustainable location and unauthorised parking can be managed via the extensive restrictions in place and the COU would not result in a change that would be detrimental to highway safety.

Given the site's location a CMS will be required for this application.

Suggested Conditions: Construction Method Statement; Vehicle Parking (as specified); Vehicle access (as specified); Parking permits. Suggested Informatives: Highways; and Parking permits.

Environmental Protection (EP)

I am satisfied with the contaminated land assessment, and nothing further is required.

The noise assessment is thorough, and I agree with their approach, however please can they add in further clarification on what the predicted internal levels will be including the penalties for noise character with the proposed glazing? They also need to confirm the ventilation strategy as closed windows are being relied upon.

Planning Officer Note: An amended Noise Impact Assessment was submitted, and the EP officer provided the following further comments:

"We would need a condition to require them to install the glazing as per the acoustic assessment. I am happy with the assessment with the exception of the ventilation strategy.

They have not confirmed what ventilation they are proposing, the assessment mentions background ventilation.

To mitigate risk of overheating they are likely to need mechanical ventilation unless an overheating assessment concludes otherwise, as they are relying on closed windows to achieve acceptable internal noise levels."

The agent provided further information as follows: *"the ventilation strategy as already detailed in the submitted Noise Impact Assessment (Report VA5983.250902.NIA1.2):*

Current Proposal:

- *Upper floors (1st-4th): System 3 (mechanical extract + acoustic trickle vents as specified in Table 6.2)*
- *Ground floor south-facing units: System 4 (full mechanical supply/extract with in-duct attenuation)*
- *All windows remain openable at occupant preference (Section 6.4)*

In terms of any issue of "overheating" such matters are not relevant or material to the consideration of an application under Class MA of the GPDO and such would of course be addressed under Building Regulations (TM59 assessment). Any additional measures will be determined at that stage.

That being said if deemed appropriate my client would be willing to accept conditions securing the acoustic specification as per the submitted assessment, with overheating mitigation addressed through Building Regulations compliance."

EP subsequently confirmed acceptance subject to such a condition.

Early Years and Childcare (RBC)

This is just to confirm that we have no objections/concerns from an Early Years Service perspective as the development is not likely to impact on childcare places in the Abbey Ward as only 8 of the flats are 2+bedrooms.

Also, the planning application/site includes an underground car park for circa 40 spaces, so this could increase childcare options for any potential families as they could have access to a car and be able to travel in and around Reading to look for alternative childcare providers.

Publicity

A site notice was displayed at the application site on 5th August 2025 for a period of 21 days. No comments were received.

The following addresses were also consulted by letter:

- 55 Kings Road
- 11-25 Selborne Court, Kings Road
- 3-8 The Plummery, Blakes Cottages
- 77-79 Kings Road
- 100 Kings Road
- Flats 1-104 Kennet House, 80 Kings Road

Appraisal

The proposal comprises the change of use of the building from Class E (office) to Class C3 (dwellinghouse) 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.

Criteria MA.1.—(1)

Not permitted by Class MA –

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;*”

The site has a lawful use as offices, as Class E use and this has been in continuous use as offices for more than 2 years.

(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;”

It can be confirmed 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;*”

It can be confirmed 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 the 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

The Council's Transport Team raise no objection to prior approval despite the proposal not providing on-site vehicle parking in accordance with the Council's adopted parking standards. This is owing to the extensive parking restrictions in place in the area in the form of double yellow lines, red route and the operation of the Councils Residential Parking Permit Scheme, and the highly sustainable location with regards to access to the town centre and public transport links, a lower provision can be accepted in this instance.

Conditions and informatives are recommended.

(b) contamination risks in relation to the building

The previous prior approval submission included a reason for refusal that insufficient information had been submitted with regard to contamination and, therefore, it was unknown whether the proposal would cause unacceptable risks from contamination. A Preliminary Contamination Risk Assessment was submitted with this application and the Environmental Protection Officer has confirmed that this demonstrates that the proposal would be acceptable in this regard.

(c) flooding risks in relation to the building

The site is located within Flood Zones 2 or 3 and the previous prior approval included a reason for refusal regarding the submitted FRA and that it did not adequately assess the flood risks posed. The original FRA submitted under this current prior approval was reviewed by the EA and objection was raised, as set out above. An amended FRA was submitted, during the course of this prior approval consideration, and the EA confirmed that the proposal would be acceptable in terms of flood risks, subject to a condition.

(d) impacts of noise from commercial premises on the intended occupiers of the development

The surrounding area is a mixture of commercial and residential uses. Some level of noise is expected within a town centre location. The previous prior approval included a reason for refusal related to insufficient information to determine that there would not be *unacceptable levels of noise and disturbance to any potential future occupants of the building*. Following comments from the Environmental Protection officer during the course of this application an amended Noise Impact Assessment was submitted and subject to a condition requiring installation of the acoustic specification as per the submitted Noise Impact Assessment officers are satisfied that the development would not have an adverse impact 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;

The site is not located within a conservation area.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Statutory Instrument 2020:632 introduces the requirement that consideration is given in respect to the provision of adequate natural light in all habitable rooms. This requires examination of the detailed floor plans and a judgement to be exercised as to whether appropriate levels of light can be achieved to rooms used for sleeping or living. This excludes bathrooms, service rooms, corridor, laundry rooms and hallways.

All rooms used for sleeping or living within the proposed development would be served by good sized windows.

An internal lighting assessment has been submitted with the application, and this demonstrates that all rooms receive adequate levels of natural light. This assessment demonstrates the living, kitchen and bedroom spaces achieve adequate natural light levels.

Officers are satisfied that the proposal will provide adequate natural light to 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

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 and the provisions of paragraph W (prior approval) apply in relation to that application.

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 previous prior approval was refused, because no Fire Statement was provided. However, the applicant's submission highlights that the assessment of the 18m was incorrectly applied. Part (7) states (underline for emphasis):

(7) For the purpose of paragraph (3)—

(a) the height of a building is to be measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms);

When this assessment is undertaken this building is under 18m from ground level and therefore a fire statement is not required.

Recommendation:

Prior Approval is REQUIRED and GIVEN subject to the following conditions on the basis that part (13) states: ***"(13) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval."***

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 as received 28th July 2025 unless otherwise stated:

- Preliminary Contamination Risk Assessment, date July 2025 ref: P25-232pra, prepared by Paddock Geo Engineering
 - Planning Statement / Covering Letter, dated 24th July 2025, prepared by Allen planning Ltd
 - Adequate Natural Light, prepared by Richard W Staig
 - Flood Risk Assessment, ref: QFRA2676 V 1.2, prepared by UK Flood Risk, dated and received 29th September 2025 [amended]
- And Appendices –
- Appendix A – Site Location Maps
 - Appendix B – Existing Site and Proposed Plans
 - Appendix C – Geological Map
 - Appendix D – Topographic Map
 - Appendix E – Environment Agency's Flood Maps
 - Appendix F – Environment Agency's Data and Information
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 - Drawing no: jw1231-112 - Proposed Third Floor Plan
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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. Prior to occupation of any part of the accommodation hereby approved, the detailed scheme for protecting the dwellings from noise emissions (acoustic specification), as specified within the approved Noise Impact Assessment, Report ref: VA5983.250902.NIA1.2, prepared by Venta Acoustics dated and received 23/9/25, shall be completed and retained and maintained as such at all times thereafter.
REASON: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with the conditions of Class MA of the GPDO and policy CC8 of the Reading Borough Local Plan 2019.

4. The development shall be carried out in accordance with the submitted flood risk assessment (FRA (ref: Abbey Wharf, 57-75 Kings Road, Reading RG1 3AB. Project Ref: QFRA 2676 Version 1:2 (29/09/2025) – Prepared by UK Flood Risk) and the following mitigation measures it details: Finished floor levels shall be set no lower than 38.88 metres above Ordnance Datum (AOD), in accordance with Table 7 in the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: In order to protect occupiers from flood risk in accordance with the conditions of Class MA of the GPDO, paragraph 181 of the NPPF and Policy EN18 of the Adopted Reading Borough Local Plan (2019).

5. Prior to implementation of the scheme, hereby approved, a site specific Construction Method Statement shall be submitted to approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with the conditions of Class Ma of the GPDO and Policies CC8 and TR3 of the Adopted Reading Borough Local Plan (2019)

6. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with the conditions of Class MA of the GPDO, and Policies TR3 and TR5 of the Adopted Reading Borough Local Plan (2019).

7. No dwellings hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with the conditions of Class MA of the GPDO and Policies TR1 and TR3 of the Adopted Reading Borough 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. This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, In any event, careful planning and preparation for waste management will be essential to the success of your scheme.

For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collections scheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)

In all instances, regardless of the method of bin servicing to be used, the developer should ensure that the bin storage is suitable for the type and number of dwellings to be served and is suitable for the separation of all legislatively required waste types (segregation of recyclable materials). Find out more about bin storage requirements here: [Waste management guidelines - Reading Borough Council](#)

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.
5.
 - i) 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.
 - ii) 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.
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.