

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

To: J Butterworth Planning
71-75 Shelton Street
London
WC2H 9JQ

Application No: PL/25/1315
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: Trustees of Blue Infinity SSAS Pension

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 from Class E (offices) to C3 (dwelling houses) to comprise 2 x 1-bed dwellings. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 97 YORK ROAD, READING, RG1 8DU

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: 29th January 2026



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

Application At: 97 YORK ROAD, READING, RG1 8DU

Application No: PL/25/1315

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. YR_P_060 P02 – Existing Ground Floor Plan received on 17 September 2025

Drawing No. YR_P_070 P02 – Existing First Floor Plan received on 17 September 2025

Drawing No. YR_P_300 P04 – Proposed Elevations received 17 September 2025

Drawing No. EYR_P_050 P01 – Location Plan received 17 September 2025

Drawing No. YR_P_200 P03 – Existing Elevations received on 17 September 2025

Drawing No. YR_P_080 P02 – Existing Roof Plan received on 17 September 2025

Drawing No. YR_P_110 P06 – Proposed First Floor Plan received 6 October 2025

Drawing No. YR_P_120 P06 – Proposed Roof Plan received 6 October 2025

Drawing No. YR_P_100 P07 – Proposed Ground Floor Plan received 6 October 2025

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

Daylight and Sunlight Assessment V2 received 20 October 2025

Flood Risk Assessment and SUDS Strategy for Planning V4 received 22 January 2026

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 dwelling hereby approved shall be occupied until the works approved under planning permission ref. PL/25/1274, namely 'Elevation and fenestration alterations, including rooflights and solar panels plus ground and first floor side extension for residential use', have been completed in accordance with the approved plans.

REASON: To ensure that the proposed residential units have both natural light and also that they comply with the space standard. In accordance with Local Plan Policy H5 and part (f) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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. 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.
4. The occupiers of the residential units 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.

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**Acting Assistant Director, Planning,
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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 terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
7. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control...>

You can also find advice and submit an application using the Planning Portal.

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.
9. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, if the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

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