

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Colony Architects
7 Brewery Court
Theale
RG7 5AJ

Application No: PL/25/1771
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: Pankaj Raichura

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

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

At: 3 Tidmarsh Street, Reading, RG30 1HX

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 February 2026



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

Application At: 3 Tidmarsh Street, Reading, RG30 1HX

Application No: PL/25/1771

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

REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that future occupiers of the proposed development would not be subject to impact from noise from commercial premises, or that mitigation would be possible without external alterations. The proposal therefore does not meet criteria (d) set out in paragraph MA.2. (2), Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The applicant has failed to demonstrate the provision of adequate natural light in all habitable rooms of the dwellinghouses. In addition, due to the minimal number of windows, mostly oriented east/south, the depth of flats, and inaccurate plans that show non-existent roof lights, the proposal would not be considered to provide adequate natural light to all habitable rooms. The proposal therefore does not meet criteria (f) set out in paragraph MA.2. (2), Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1. The Local Planning Authority has taken into consideration the following documents and plans:
 - 976 01/01 Location plan
 - 976 03//10 Ground floor & roof as proposed
 - 976 04/11 Front & rear elevation as proposed
 - 976 04/02 East courtyard & east elevation as proposed
 - 976 04/01 South & west elevation as proposed
 - 976 Statement of compliance, Colony
 - 23-12343 Internal Daylight and sunlight report, Syntegra consulting, 5 January 2024
 - SES/HR/TS/1#1 Contaminated land risk assessment Phase 1 desk top study - preliminary assessment, Soil Environmental services Ltd, August 2020
 - Envirocheck mapping (Appendix A1)
 - 250794558_1_1 Envirocheck, Landmarks information group (Appendix B)
 - 23-12343 Noise Impact assessment, Syntegra consulting, 21 December 2023

Date: 4 February 2026



AJS
**Acting Assistant Director, Planning,
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As received 10 December 2025

2. The applicant was advised of the outstanding issues relating to this prior approval. The option to withdraw the application was provided before the issuing of this decision, however this was not acted upon.

Date: 4 February 2026



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**Acting Assistant Director, Planning,
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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 4 February 2026



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