

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

**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: Mr Liaqat Hussain

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: 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: 73 CHRISTCHURCH ROAD, READING, RG2 7BD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 February 2026



SDV

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

Application At: 73 CHRISTCHURCH ROAD, READING, RG2 7BD

Application No: PL/25/1578

Application type: Prior approval Part 3 Class G: Retail or betting office or pay day loan shop to mixed use for any purpose within that Class and as up to 2 flats

REASONS FOR REFUSAL

1. The application site at 73 Christchurch Road is semi-detached residential dwelling in Class C3 use and does not fall under a Class E Commercial, Business and Service use, or betting office or pay day loan shop as outlined in Schedule 2 and therefore does not qualify for prior approval under Part 3 Class G.

The Local Planning Authority is not satisfied that the site at 73 Christchurch Road has a lawful use falling within Class E The Town and Country Planning (Use Classes) Order 1987 (as amended) benefitting from permitted development rights under Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Therefore, the proposed change of use does not benefit from the permitted development rights and cannot be accommodated under this procedure.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority:

Prior approval notification form
As received 4 November 2026

Location plan
Block plan showing 4 car parking spaces
As received 30 November 2026

Reason: For the avoidance of doubt and in the interests of proper planning.

Date: 24 February 2026



SDV

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

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.