

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Savills
33 Margaret Street
London
W1G 0JD

Application No: PL/26/0171
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: Eaton Reading Ltd

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

Proposal: Change of use from Class E (offices) to C3 (dwelling houses) to comprise 52 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Eaton Court, 104-112 Oxford Road, Reading, Rg1 7FU

For the attached reasons.

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 2 April 2026



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

Application At: Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU

Application No: PL/26/0171

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

REASONS FOR REFUSAL

1. This prior approval application has been made after the beginning of the development, it is clear from various evidence that the development has already commenced, with significant construction activity, and regulatory engagement on the conversion being commenced. As such, the proposal fails to meet the conditions of Class MA, specifically, MA.2 (2) of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. The proposal has failed to demonstrate that the intended occupiers would not be subject to unacceptable impacts of noise from commercial premises. The Noise assessment outlines a methodology for controlling impacts which does not have sufficient certainty of implementation. As such, the proposal fails to meet the conditions of Class MA, specifically, MA.2 (2) (d) of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

INFORMATIVES

1. This decision relates to the following plans and documents:

Application forms, as received by the LPA 6 February 2026
CIL Form, as received by the LPA 6 February 2026
The 'Savills' Cover Letter dated 3 February 2026, as received by the LPA 6 February 2026
The 'RGP' Transport Statement, dated June 2025, as received by the LPA 6 February 2026
The 'MZA Acoustics', Class MA Noise Impact Assessment Rev 3, dated 17 July 2025, as received by the LPA 6 February 2026
The 'T 16 Design' Daylight Assessment, dated May 2025, as received by the LPA 6 February 2026
The 'T 16 Design' TM59 Overheating Risk Analysis, dated August 2025, as received by the LPA 6 February 2026
Drawing No: 103-225_(SK) 200 Site Location Plan, as received by the LPA 6 February 2026
Drawing No: 103-225_(SK) 009B Existing Elevations, as received by the LPA 6 February 2026

Date: 2 April 2026



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

RJE

Drawing No: 103-225_(SK) 004F Proposed Ground Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 003B Existing Second Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 002B Existing First Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 006E Proposed Second Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 012 Sketch Section, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 005E Proposed First Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 001B Existing Ground Floor Plan, as received by the LPA 6 February 2026

Drawing No: 103-225_(SK) 200 Site Location Plan, as received by the LPA 6 February 2026

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 2 April 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: 2 April 2026



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**Acting Assistant Director, Planning,
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