

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

To: Ms Emma Watts
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: PL/25/1212
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: Surjit Jutla

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 of 1st Floor, 2nd Floor and Loft from Class E (offices) to C3 (dwelling houses) to comprise 3 new flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 58 KINGS ROAD, READING, RG1 3AA

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: 21 November 2025



SDV

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

Application At: 58 Kings Road, Reading, RG1 3AA

Application No: PL/25/1212

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

CONDITIONS & REASONS

1. The 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 requirements 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:

Drawing no: 9436-100-Location Plan, dated May 25

Drawing no: 9436-101-Existing Block & Proposed Block Plan, dated May 25

Drawing no: 9436-102-Proposed Site Plan, dated June 25

Drawing no: 9436-110-Proposed Ground Plan, dated May 25

Drawing no: 9436-111-Proposed First Floor Plan, dated May 25

Drawing no: 9436-112-Proposed Second Floor Plan, dated May 25

Drawing no: 9436-113-Proposed Third Floor Plan, dated June 25

Drawing no: 9436-114-Proposed Roof Floor Plan, dated May 25

Received by the Local Planning Authority on 27th August 2025.

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.

NOTE: This approval does not permit any external changes the building.

3. a) No dwelling hereby approved shall be first occupied until a scheme of internal secondary glazing and associated Noise Assessment for all windows within the development has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the secondary glazing has been installed in its entirety and in accordance with the approved details and shall be retained and maintained as such at all times thereafter.

b) No dwelling hereby approved shall be first occupied until all noise insulation measures internal to the building as detailed within the Noise Assessment submitted with the application: Noise Assessment (Jostec Building Regulations Compliance Services) Ref: 25480-02 dated 13th Oct 25, have been provided in their entirety and shall be retained and maintained as such at all times thereafter.

REASON: In order to protect future occupants of the proposed development from commercial noise in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Date: 21 November 2025



SDV

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

4. No dwelling hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street, car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the dwellings hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street, car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

6. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

INFORMATIVES

1. **This approval does not permit any external changes the building.**

2. The proposal meets the relevant criteria set out in Class MA.

3. 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.**

Date: 21 November 2025



SDV

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