Reading Borough Council
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TOWN AND COUNTRY PLANNING ACT 1990

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

To: David Howells
Unit 55 Waterham Business Park
Waterham
ME13 9EJ

Application No: PL/26/0356
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: Vernon Property Group

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 10 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 92 AUDLEY STREET, READING

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 7 May 2026

EH

Acting Assistant Director, Planning, Transport & Public Protection

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Application At: 92 AUDLEY STREET, READING

Application No: PL/25/1376
Application type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

REASONS FOR REFUSAL

1. The applicant has failed to satisfactorily demonstrate that future occupiers of the proposed development would not be subject to impact from noise from commercial premises. Therefore, the proposal gives rise to unacceptable harm to the living conditions of future occupiers, contrary to the requirements of paragraph MA.2 (2) (d) of Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policies CC8 and EN16 of the Reading Borough Local Plan 2019 and the advice contained within the NPPF 2024 (para 198).

2. The applicant has failed to satisfactorily demonstrate the provision of adequate natural light in all habitable rooms of the proposed dwellinghouses. Therefore, the proposal gives rise to unacceptable harm to the living conditions of future occupiers, contrary to the requirements of paragraph MA.2 (2) (f) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended), Policy CC8 of the Reading Borough Local Plan 2019 and the advice contained within the NPPF 2024 (paras 135 and 198).

INFORMATIVES

1. 101-EXISTING GROUND FLOOR PLAN received 17 Mar 2026
102-EXISTING FIRST FLOOR PLAN received 17 Mar 2026
104-PROPOSED GROUND FLOOR PLAN received 17 Mar 2026
105-PROPOSED FIRST FLOOR PLAN received 17 Mar 2026
106-PROPOSED SECOND FLOOR PLAN received 17 Mar 2026
107-EXISTING AND PROPOSED ROOF PLAN received 17 Mar 2026
108-PROPOSED SECTION X-X received 17 Mar 2026
Loft Floor Plan Rev 001 received 17 Mar 2026
Front Elevation Plan Rev 001 received 17 Mar 2026
109 PROPOSED REAR ELEVATION received 17 Mar 2026
Side Elevation Plan Rev 001 received 17 Mar 2026
Daylight Sunlight Assessment dated March 2026 received 17 Mar 2026
Noise Report VA6211.260115.NIA dated 05 February 2026 received 17 Mar 2026

Date: 7 May 2026

EH

Acting Assistant Director, Planning, Transport & Public Protection

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Planning Statement received 17 Mar 2026

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: 7 May 2026

EH

Acting Assistant Director, Planning, Transport & Public Protection