

Date June 2026

Ref. 9436

**Change of use on first floor, second floor and loft from offices into 3 new flats
(from Class E to Class C3 residential) at 58 Kings Road, Reading RG1 3AA**

**The relevant forms have been completed with this application.
The relevant fee has also been paid.**

1.0.0. The Existing building & history

The site comprises a four-storey mid-terraced building located on the southern side of Kings Road within Reading town center. It features a commercial frontage at ground floor level and three upper storeys that have historically been used as office accommodation. The building is not statutorily listed, and it is not located within a designated conservation area. It is also not subject to an Article 4 Direction, meaning permitted development rights under Class MA remain intact.

Approved Previous Planning Application: **PL/21/1813 amended via a Section 73 application Ref. 23/1334**

Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations.

A Class MA application has been approved relating to this front building ref. PL/25/1212 This approval conflicts with approval Re. PL/21/1813 & 23/1334 in that the MA application utilized the rear section.

This planning consent has now been implemented & it is not possible to implement PL/25/1212.

The rear addition has been demolished to make way for the new development which is currently awaiting the piled foundations.

No work has been undertaken within the front building to form the 3 flats, to date the building has been stripped of its finishes & the chimney breasts removed. The stairs are intact. No further works will be carried out to this part until a new MA approval is received.

1.1.0. The proposal

This application seeks prior approval under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of the first, second, and loft floors of 58 Kings Road, Reading RG1 3AA from Class E (office use) to Class C3 (residential use) to create three self-contained flats.

The design complies with the National Standards as required by Article 3 (9A) of the GPDO 2015:

Flat 1

39.09

Flat 2

39.09

Flat 3

39.09

The Red line extends around the front building only now, as the rear addition has been demolished to make way for the new 4 flats which is currently under way. The blue line runs around the rest of the site as it is in the same ownership.

It is proposed that the 3 flats will share the new staircase & lift which is subject to a separate Section 73 application before you.

The existing staircase within the existing building is being left intact.

We would prefer to remove this staircase, I suggest a condition could be added to this approval such that the MA flats must not be occupied until the Approval Ref 23/1334 is complete. We would welcome your thoughts on this as we have achieved similar approvals where new windows were required under a separate planning application in Slough.

Bin & cycle storage has been provided as shown on the plans.

These are shown within the area edged blue which is in the same ownership, in practical terms this arrangement will be instigated once the whole development is complete which seems ultimately sensible.

These arrangements are also shown on the Section 73 application so that both applications interlock.

There is no parking being included in the proposal.

1.2.0. Development is not permitted by Class MA if ;

Following the changes to the GPDO in April 2024, the following are the qualifying criteria inherent to MA.1

- a) *Unless the building use fell within one or more of the classes specified in sub Paragraph (2) – it does Class A2- Class E*
- b) *The land covered or within the curtilage falls within parts (i) to (v)- it does not.*
- c) *The building is within parts (i) to (v)- it does not.*
- d) *The site is not subject to an Agricultural Tenancy. -it is not.*
- e) *Before 01 August 2022 if*
 - i. *The proposed development is of a description falling within Class 0 of this Part as that Class had effect immediately before 1st August 2021 and*
 - ii. *The development would not have been permitted under Class 0 immediately before 1st August 2021 by virtue of the operation of a direction under Article 4(1) of this order which has not since been cancelled in accordance with the provisions of Schedule 3. This does not apply to this site.*

1.3.0. Conditions of MA.2

Before beginning development under Class MA the developer must apply to the LA for determination as to whether the prior approval of the Authority will be required as to –

- a) ***Transport impacts of the development particularly to ensure safe site access-*** the site is located close to all local amenities & all transport links.

The proposed development at 58 Kings Road does not include on-site car parking provision. This is considered appropriate and policy-compliant for the following reasons:

- The site is located in a highly sustainable location within Reading town centre, less than 10 minutes' walk from Reading Station, with multiple bus routes operating along Kings Road and the surrounding network.
- The Council's local transport policies, supported by the National Planning Policy Framework (NPPF), encourage car-free development in town centre and high-accessibility locations to reduce reliance on private vehicles and promote sustainable modes of travel.
- Secure and covered cycle storage will be provided in accordance with Reading Borough Council's adopted standards, ensuring future occupants have access to active travel options.
- The scheme includes appropriate provision for refuse and recycling storage, with direct access from Kings Road to the rear service yard for collection.

Cycle storage-

Secure cycle storage is proposed within a secure compound as shown on the plans.

- b) **Considering (b)**, the existing use is Class E office use,
- c) **Considering (c)**- The site is entirely within Flood Zone 1
- d) *Impacts on noise from commercial premises on the intended occupiers* of the development – the adjoining buildings are currently mixed use of commercial and residential use which will not create any noise issues for future occupiers of the building, or indeed, disturb others. A noise report is enclosed which is the same as previously approved.

The majority of noise impacts at the site are derived from vehicular traffic. The GPDO explicitly states that this is not commercial noise for the purpose of assessing changes of use;

- e) *The building is not located within a conservation area,*
- f) **Considering (f)** all the proposed habitable rooms are provided with adequate light in all habitable rooms of the dwelling houses.
- g) The area is not within a heavy industrial use.
- h) This is N/A

The flat sizes all comply with the Nationally described space standards.

The application is accompanied by;

- a) A written description of the proposed development
- b) Plans indicating the site & showing the proposed development.
- c) Drawings prepared to an identified scale & showing-
- d) The sizes & proposed use of each room
- e) The position & sizes of the doors, windows & walls.
- f) The developer`s contact address
- g) The developers E mail address.
- h) The required fee.

Conclusion.

We believe the application complies with all the required conditions under Class MA & therefore should receive a positive outcome.

Footnote

If there are any concerns relating this application to the approval scheme at the rear :

- We believe Reading Borough Council operates a sack based collection in this area rather than wheelie bin collections. A bin management plan can be provided if required.
- Cycle storage will need to take the form of folding cycles within the flats.

As stated above in reality all the flats will share the rear facilities including the lift & new staircase which will provide convenience access for the elderly or disabled or of course with young children.



Chris Keen MRICS MCABE
On behalf of the Keen Partnership Ltd.