

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

To: Peter Neville
Elegant PPM Ltd
The Granary
1A Patrick Road
Caversham
Reading
RG4 8DD

Application No: PL/26/0333
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: Elegant PPM Ltd

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

At: THE GRANARY, 1A PATRICK ROAD, CAVERSHAM, READING, RG4 8DD

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: 31st July 2026



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

Application At: THE GRANARY, 1A PATRICK ROAD, CAVERSHAM, READING, RG4 8DD

Application No: PL/26/0333

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

CONDITIONS & REASONS

1. This 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 requirement 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 and documents:

- Drawing no. 4030/100 – Existing Floor Plans
- Drawing no. 4030/101 – Existing Elevations
- Drawing no. 4030/200 – Site & Location Plan
- Drawing no. 4030/202 – Proposed Elevations
- Drawing no. 1160/2 – Level Survey
- Planning Statement

Received by the Local Planning Authority on 12th March 2026

- Calibro Flood Risk Assessment ref. 26-225-60 Rev 02

Received by the Local Planning Authority on 1st May 2026

- Drawing no. 4030/201 Rev A – Proposed Floor Plans

Received by the Local Planning Authority on 4th June 2026

- Personal Flood Plan for 1A Patrick Road Reading, RG4 8DD
- Calibro Flood Emergency Plan ref. 26-225 rev. 00

Received by the Local Planning Authority on 15th July 2026

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.

3. No dwelling hereby permitted shall be occupied until all vehicle parking spaces have been provided in accordance with drawing no. 4030/201 Rev A – Proposed Floor Plans received by the Local Planning Authority on 4th June 2026. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

4. The development hereby permitted shall not be carried out other than in accordance with the Calibro Flood Risk Assessment ref. 26-225-60 Rev 02 received by the Local Planning

Date: 31st July 2026



R/E

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Authority on 1st May 2026. No dwelling hereby permitted shall be occupied until all flood mitigation measures detailed within the Flood Risk Assessment have been implemented. The flood mitigation measures shall be retained as approved at all times thereafter.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019

5. No dwelling hereby permitted shall be occupied until all the measures detailed within the Personal Flood Plan for 1A Patrick Road Reading, RG4 8DD and Calibro Flood Emergency Plan ref. 26-225 rev. 00 both received by the Local Planning Authority on 15th July 2026 have been implemented in full. No dwelling shall be occupied unless a copy of the Personal Flood Plan and Flood Emergency Plan has been provided to all occupiers of the dwellings.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class MA.
2. 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.
3. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document contained within it are met. A copy can be obtained from the Council's website.

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5. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on-street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
6. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works or digging up of the ground on any part of the site may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
7. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
8. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.
9. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
10. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Date: 31st July 2026



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