

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: The Keen Partnership  
The Courtyard,  
Edinburgh Road,  
Reading,  
RG30 2UA

Application No: PL/26/0798  
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:** Euro Link Property Services

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:** Prior Approval under Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of the first floor, second floor and loft floors from Class E (Commercial, Business and Service) use to Class C3 (Residential) use to provide 3 no. self-contained flats, together with associated refuse and cycle storage.

**At:** 58 KINGS ROAD, READING

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 10 August 2026



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

**Application At:** 58 KINGS ROAD, READING

**Application No:** PL/26/0798

**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 development has already commenced, it is clear from various evidence that the substantial works associated with the conversion from Class E office to Class C3 residential use has already begun prior to the submission of the application, including significant construction activity on site. As the development commenced before prior approval was sought, 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 fails to provide adequate Class C3 Dwellinghouses. Class MA requires 'Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.' In this instance Flat 1 would not provide a self-contained, standalone and independent unit as the layout requires use of the communal hallway. There is a failure to demonstrate floor heights in accordance with space standards as Flat 3 floor plans do not illustrate any areas of reduced head height within the roof space to accurately assess the usable floorspace and to ensure that the overall size of the third floor unit meets space standards requirements. This is contrary to the requirements of the conditions of Class MA, of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

### **INFORMATIVES**

1. This decision relates to the following plans and documents:  
Planning statement  
9436-100 Location Plan  
9436-109 Existing- Proposed Side Elevations  
9436-103 Existing Ground Plan  
9436-104 Existing First Floor Plan  
9436-105 Existing Second Floor Plan  
9436-106 Existing Third Floor Plan  
9436-107 Existing Roof Floor Plan  
9436-102 Proposed Site Plan  
9436-110 Proposed Ground Plan

Date: 10 August 2026



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9436-111 Proposed First Floor Plan.  
9436-112 Proposed Second Floor Plan  
9436-113 Proposed Third Floor Plan  
9436-114 Proposed Roof Floor Plan.  
9436-108 Existing -Proposed Elevations.  
25480-02 BS8233 noise assessment for 58 Kings Road, JOSTEC, 15 October 2025  
25480-02, JOSTEC Clarification of the submitted noise report  
As received 17 June 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: 10 August 2026



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

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.