

DELEGATED APPLICATION REPORT

SITE ADDRESS: 59 Gloucester Road, Reading, RG30 2TH

WARD: Battle

APPLICATION NUMBER: PL/26/0672

PROPOSAL: Change of use of building from Class E (office) to Class F1(a) (a state funded school for learning and non-residential institutions for the provision of education). Prior Notification under Class T, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

APPLICANT: Daniella Reynard

AGENT: Walsingham Planning

VALID FROM: 20/05/2026

TARGET DATE: Originally 15/07/2026, but formal extensions of time have been agreed until 08/09/2026, as per Article 7(c) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CASE OFFICER: Jonathan Markwell

1. Introduction

- 1.1 The application site comprises a single storey detached building, associated structures and land to the west of the detached building. It is located on the turn of Gloucester Road (to the east) and Kensington Road (to the north) and is effectively a backland site with properties facing onto Kent Road to the north and west, Tilehurst Road to the south and Gloucester Road to the east. The existing detached building is set back from the vehicular access point to the site, which is the sole access to/from the site.

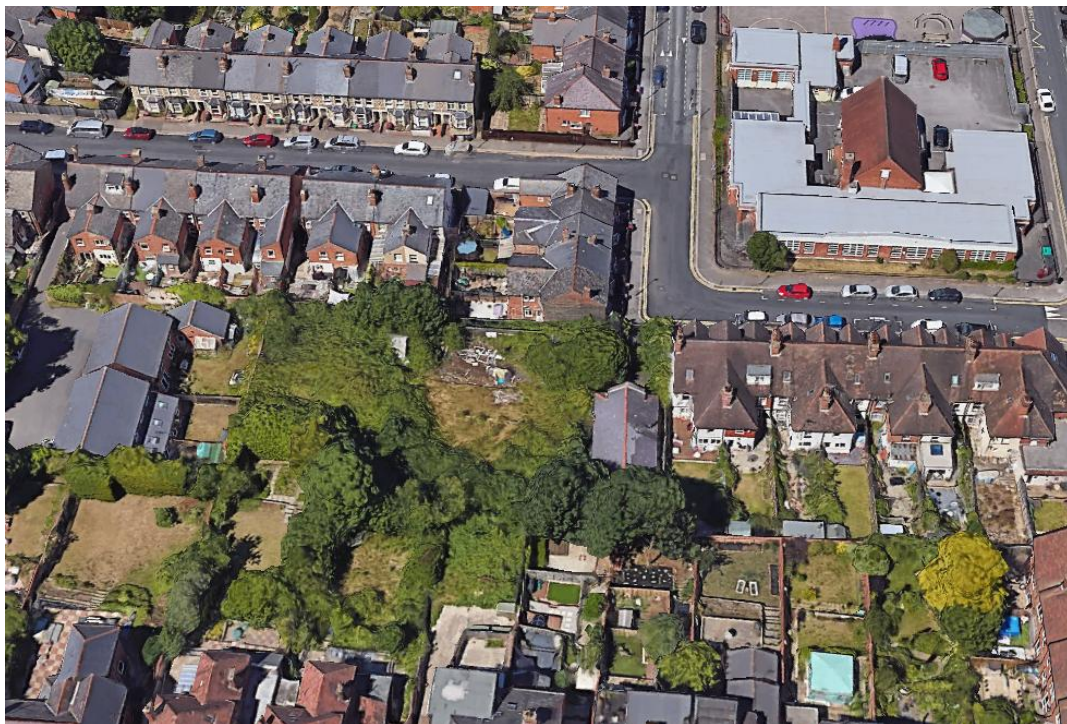


Left: Extract of the applicant's site location plan. Right: Photo looking east (09/06/26)

- 1.2 It is understood that the building was most recently been in use as a photographic studio, but historically has been a community hall. There is a noticeable change in land levels from south to north across the application stage, with the vegetation at the remainder of the site in the process of being cleared / prepared at the time of the officer site visit on 9th June (see below). The surrounding area is predominantly residential in the immediate vicinity,

although educational use is opposite the site to the north in the form of Cranbury College and beyond that Battle Primary Academy.

- 1.3 The site is not specifically allocated for any specific future development within the adopted local plan. The site is however within an Air Quality Management Area, and the northern tip of the site is within potentially contaminated land (former brickworks). That potential contamination then extends outside the site to the north and west. The proposed use is sensitive to contamination. The building is not listed, and the site is outside of any conservation area or article 4 restriction area. Furthermore, the site is wholly within Flood Zone 1.



Above: Aerial view from Google Maps looking north. Below left: Aerial view from Google Maps looking south. Below right: View from within the hall (09/06/2026)



2. Proposal

- 2.1 Prior approval is sought under Class T (commercial, business and service, hotels etc to state-funded schools) Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

for the change of use of the building from Class E (office) to Class F1(a) (a state funded school for learning and non-residential institutions for the provision of education). The ground floor plan submitted with the application specifies that the floor area of the building is 70.2sqm.

- 2.2 It is clarified that although the submission by the applicant references that the proposal is for the change of use of the building only, the red line application site boundary is around the wider site, including ancillary structures and a significant area of amenity space / soft landscaping. Bearing in mind the Class T legislation references “Development consisting of a change of use of a building and any land within its curtilage...” (officer emphasis) the proposals are assessed on the basis of the entire red line boundary (as shown above in the introduction section) being subject to the proposed change of use.
- 2.3 During the course of the application the applicant has submitted more information in relation to noise and contamination matters, as well as providing a position statement in respect of anticipated outdoor activities and responses to public consultation responses received.

3. Information Submitted

- Completed application form (Portal Ref PP-14947961)
- Site Location Plan – 59 Gloucester Road, Reading, RG30 2TH
- Ground Floor Plan
- Planning Statement by Walsingham Planning, dated May 2026.
- Letter ‘RE: 59 Gloucester Road, Reading, RG30 2TH’ by Walsingham Planning, Ref KH/B0042/26
- Transport Assessment by RGP Ref 2026/9381/TS01 Issue dated 14 May 2026
As all received on 20/05/2026

- Email from Walsingham Planning ‘59 Gloucester Road_ PL/26/0672’, dated and received 29/06/2026.

- Ground Condition Desk Top Study by Ground Condition Consultants Ltd Ref J22-042-R01 Version 1.0 dated 22/08/2022.
As received 06/07/2026.

- Site Contamination Risk Assessment by Paddock Geo Engineering Ref P-26-231sca, Issue 1 dated 30 July 2026.
- Remediation Method Statement by Paddock Geo Engineering Ref P-26-231rms, Issue 1 dated 3 August 2026.
As received 12/08/2026.

- ~~— Noise Assessment by Scotch Partners LLP Revision 03 dated 13/08/2026.
As received 14/08/2026 (Superseded 03/09/2026)~~

- Noise Assessment by Scotch Partners LLP Revision 00 dated 13/08/2026.
- Forest School Outdoor Space Position Statement

As both received 03/09/2026

- Email from Walsingham Planning 'RE: 59 Gloucester Road, Reading (PL/26/0672)', dated and received 03/09/2026.

4. Policy Context

4.1 Legal context

- 4.2 The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 3, Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class T involves development consisting of a change of use of a building and any land within its curtilage from a use falling within Classes C1, C2 or C2A of Schedule 1 or Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to use as a state-funded school falling within Class F.1(a) of Schedule 2 to that Order.

- 4.3 Class T does not permit development if:

- (b) the site is, or forms part of, a military explosives storage area;
- (c) the site is, or forms part of, a safety hazard area; or
- (d) the building is a listed building or a scheduled monument.

- 4.4 In addition, before development can be carried out under Class T, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required in respect of the following matters:

- (i) transport and highways impacts of the development;
 - (ii) noise impacts of the development; and
 - (iii) contamination risks on the site,
- and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

- 4.5 The legislation references paragraph W, which relates to the procedure for applications for prior approval under Part 3. Upon review, sections 9 and 10 are considered particularly relevant in this specific case:

(9) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;*
- (b) statements setting out how impacts or risks are to be mitigated; or*
- (c) details of proposed building or other operations.*

(10) The local planning authority must, when determining an application—
(a) take into account any representations made to them as a result of any

consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);

(b) have regard to the National Planning Policy Framework, so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and

(c) in relation to the contamination risks on the site—
(i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012, and

(ii) if they determine that the site will be contaminated land, refuse to give prior approval.

- 4.6 In particular, if the Local Planning Authority determine that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

- 4.7 Class T is also permitted subject to conditions relating to:

- The site is to be used as a state-funded school falling within Class F.1(a) of Schedule 2 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of the site as such a state-funded school.
- Development under Class T must begin within a period of 3 years starting with the prior approval date.

5. Planning History

- 5.1 210588/FUL- Erection of 2 new dwellings. Granted following completion of s106 legal agreement on 30/04/2024.

Officer comment: Based on the officer site visit, it was evident that this permission had not been implemented. The permission remains extant until 30/04/2027 (the expiry of the 3 years for implementation, as per condition 1).

The applicant, during the course of this application, advised that “*Our client is not commencing development of the extant planning permission*” (email dated 05/06/2026).

This permission granted the erection of two dwellings on the amenity / soft landscaped space at the site, with the building subject to the change of use as part of this application being approved to be used as an ancillary office for the two houses, as per the officer report and subject to the following condition:

22. The existing studio building shall remain in E(g)(i) office use and shall be used for no other use at any time. The studio shall not be used otherwise than as ancillary to the Class C3 dwellings hereby permitted at any time.

REASON: To prevent any undue noise and disturbance or increased traffic congestion in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

In terms of the interplay between the extant permission and this prior approval application, permission runs with the land and it could be the case that the residential scheme is subsequently implemented (despite the stated intention of the applicant), but the condition referenced above would then not be complied with should this prior approval subsequently be implemented too. The risk of both being implemented, with the residential permission including a series of pre-commencement conditions and expiring in under 8 months, is considered to be relatively low.

6. Consultations

- 6.1 RBC Transport – The site is located within Zone 2, forming part of the primary core area, albeit on the periphery of the central core of Reading Borough. This area is characterised predominantly by retail and commercial office development and benefits from strong accessibility and proximity to established public transport hubs.
- 6.2 The existing use of the site is as a photographic studio (Class E), with a floorspace of approximately 71sqm. Given the size of the unit, the current use would not necessarily generate a requirement for dedicated off-street parking provision.
- 6.3 The application seeks a change of use to an educational facility (Class F1), specifically a state-funded school providing non-residential education services. The proposed use would operate between 09:00 and 15:00 on weekdays, accommodating approximately 16–25 children, around 15 accompanying parents, and supported by up to three staff members or volunteers.
- 6.4 The site does not benefit from any existing vehicular access, with pedestrian access taken directly from the Gloucester Road footway. No on-site parking is proposed as part of the development. It is noted that double yellow lines are present along the site frontage, prohibiting parking at all times.



- 6.5 The site lies within an area covered by the Council's Residential Parking Permit scheme. Within this zone, non-permit holders are permitted to park for a maximum of two hours between 08:00 and 20:00. Given the extent of parking restrictions in the surrounding area, together with the availability of public parking at the nearby Kensington Road car park, it is considered that a car-free development would be acceptable in this instance. There are nearby parking bays which could facilitate short-stay drop-off and pick-up activity associated with the operation of the facility. Any occurrence of unauthorised on-street parking can be managed through existing enforcement measures.
- 6.6 It should be noted that staff associated with the use would not be eligible to obtain on-street parking permits.
- 6.7 As this application is submitted under permitted development rights, Transport does not provide detailed comments on cycle or refuse provision. Nevertheless, it is recommended that the applicant engages with the Council's Refuse and Recycling Team to ensure that appropriate bin provision, in terms of capacity and type, is secured.
- 6.8 RBC Environmental Protection (EP): Initial comments –
- 6.9 In respect of noise matters:
- I have concerns about noise from the new use of the building, from music associated with the community events and parties, and exercise classes. A noise assessment should be submitted which demonstrates that the structure of the building is sufficiently acoustically insulated to contain the noise from the proposed uses.
- 6.10 In addition, following receipt and consideration of the public consultation responses, the following additional comments have been made too:
- EP share the residents' concerns about noise from the outdoor space, which is not really being acknowledged by the applicant. Whilst EP do have powers to address nuisance noise, however, this is a much higher threshold in the event of a planning permission being in place, so addressing such matters at this point in time would be far preferable.
- 6.11 In relation to contamination matters:
- This site is situated adjacent to potentially contaminated land (former brickworks) and the use is sensitive to contamination. I therefore recommend a contaminated land assessment be submitted.
 - More specifically, I have concerns about the potential for land contamination in the site around the building. The use for education is much more of a risk in terms of exposure to any contaminants as there is likely to be contact with the soil by potentially vulnerable groups (children). Added to this is the fact that

there is a contaminative former use adjacent to the site (brickworks) which increases the risk of contamination being present on site. A contaminated land risk assessment should be submitted that demonstrates that the site is suitable for the proposed use or can be made so by remediation measures.

- 6.12 Further comments: Upon the submission of more information during the course of the application (noise report on 14/08/2026), seeking to address the original comments above, the following was subsequently advised:
- 6.13 In relation to noise matters, concerns regarding the submitted noise assessment not including music as a noise source within the building were raised with the applicant. Furthermore, the applicant was advised that no assessment appeared to have been carried out of noise from any activities in the garden/outdoor space. Ways forward in relation to both matters were suggested, whilst also clarifying that at that point in time the submission did not satisfactorily demonstrate the noise impacts of the development.
- 6.14 With regards to contamination matters, the contaminated land assessment and remediation strategy submitted is satisfactory. A condition to secure a validation report (to be approved before the first use of any external area within the application site associated with the approved use) and the standard 'unidentified contamination' condition is also recommended.
- 6.15 Final comments in relation to noise matters: Upon the submission of more information and an updated noise report, the proposals are considered satisfactory in terms of noise (and related nuisance) matters subject to a number of conditions, relating to:
- No music shall be played within the building in such a way to be audible within any building which adjoins the application site boundary or on the Gloucester Road highway.
 - Specifying hours of use (of the whole site) between 8am-10pm daily only, and
 - Limiting the number of people inside the building at any one time to 30, and
 - Separately limiting the number of people outside the building but within the application site boundary at any one time to 30.
 - Securing a noise and nuisance management plan associated with the outdoor use (to be submitted and approved prior to the first outdoor activity associated with the use taking place), specifying a) a code of conduct for all users of the outdoor space in terms of measures to minimise noise and b) separate measures to seek to minimise nuisance from any smoke created at the site.

7. Publicity

- 7.1 Three separate site notices were displayed around the application site (Gloucester Road, Kensington Road and Tilehurst Road) on 01/06/2026, providing a deadline of 23/06/2026 to provide comments by.

- 7.2 Two responses have been received, as follows (with officer comments at relevant points in *brackets/italics* too):
- 7.3 First, a resident on Tilehurst Road advised that they were “supportive of the application to bring 59 Gloucester Road back into use as a Forest School. The site has been out of use for a number of years and it would be good to see it active again. I do have two concerns I'd like the council to consider”.
- 7.5 “First, on noise. The submitted documents indicate up to around 25 children, 15 accompanying parents and 3 staff on-site during core hours of 9am–3pm on weekdays. I accept that daytime noise during the week is broadly consistent with the area, given Battle Primary Academy nearby. However, the Planning Statement also states the building would be used on some evenings and weekends for adult workshops, parties and fitness classes, described as ancillary to the main school use. Given the open nature of the site, and that several properties (including mine) overlook it with gardens only a few metres from the boundary, I am concerned about noise outside school hours. If such evening and weekend use became frequent, it would be difficult to regard it as genuinely ancillary to the educational use, and it could have a material impact on neighbouring amenity. I would therefore ask the council to consider a condition controlling the frequency and hours of any evening and weekend use, to ensure it remains genuinely ancillary and to protect the amenity of neighbouring residents”. (*Officer comment: see the EP consultation comments at section 6 above, whereby such issues have evidently been considered, with this also factored into the appraisal below at paragraphs 8.20 – 8.22 below*).
- 7.6 “Second, on parking. The Transport Statement argues the facility would generate fewer vehicle trips than the previous photographic studio. From my own observation, that studio has been little used in recent years, so I'm not sure it's a meaningful baseline. Local parking is already constrained, with overspill onto neighbouring roads including Tilehurst Road. While I note the application proposes car-free operation, I would ask that this be secured and enforced by planning condition rather than left as an aspiration, so that the reality of parents arriving by car is properly managed”. (*Officer comment: See Transport comments above at section 6 and the Transport appraisal below at paragraphs 8.18 – 8.19*)
- 7.7 The second response (from an unspecified address) stated: “I am largely supportive of this proposal however I would ask that the mentioned evening and weekend use be limited and specifically defined to activities that do not pose potential noise disturbance to neighbouring residential properties - my own being only a few metres from the boundary”. (*Officer comment: see the EP consultation comments at section 6 above in terms of noise, as well as paragraphs 8.20 – 8.22 of the appraisal below*).
- 7.8 “In addition to evening and weekend use, concerns relate to further overspill on Tilehurst Road in regards to parking. This would adversely affect residents who already face parking challenges. I would ask that conditions are applied that

negate this likelihood should the proposal go ahead". (*Officer comment: In terms of parking, please see the Transport consultee comments at section 6 above at paragraphs 8.18 – 8.19 of the appraisal below*).

- 7.9 In addition, the agent also responded to the public comments via email on 29/06/2026 as follows:
- 7.10 "As confirmed in the submitted Planning Statement, the use of the building during the evenings will be occasional only. Whilst there is no noise disturbance foreseen from the occasional outside school hours use, Environmental Health legislation is available to deal with any unexpected excess noise, should any complaints be made to the council in a worst-case scenario. Should it be deemed absolutely necessary, our clients would be happy to discuss a reasonable condition limiting this use.
- 7.11 In terms of highways, given the limited number of vehicle trips to site and timing of parent drop offs, there is sufficient capacity within on street parking spaces as demonstrated in the on-street parking survey completed by our client's transport consultants. As also demonstrated in the submitted transport statement, the site is exceptionally well served by a number of sustainable modes of transport, and this comprehensively supports the proposed car free operation of the facility.
- 7.12 In summary, the proposed change of use would not have a detrimental impact on neighbours in terms of noise, nor highway safety; by reason of its car free use; and prior approval should be granted".

8. Appraisal

- 8.1 The proposal comprises the change of use of a building and any land within its curtilage (i.e. the entirety of the red line application site boundary) from Class E (office) to a state-funded school falling within Class F.1(a), with the proposal to be considered against the criteria and conditions contained within Part 3, of Class T, T.1 and T.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 8.2 Each of the criteria is stated (**in bold**) and then discussed/appraised (in normal font/text) below:
- 8.3 Criteria T (Permitted development)
- 8.4 **Development consisting of a change of use of a building and any land within its curtilage from a use falling within one of the following provisions of the Use Classes Order—**
- (a)Class C1 (hotels) of Schedule 1;**
- (b)Class C2 (residential institutions) of Schedule 1;**

(c)Class C2A (secure residential institutions) of Schedule 1; or

(d)Class E (commercial, business or service) of Schedule 2,

to use as a state-funded school falling within Class F.1(a) of Schedule 2 to that Order.

8.5 In terms of the existing use, this is considered to be in Class E use, as per the specific reference within extant permission 210588/FUL at the site (see section 5 above).

8.6 In terms of the proposed use, the applicant's submission makes clear that the proposed use aligns with the regulations:

3.2 The applicant plans to rent the building out to a not-for-profit Community Interest Company Forest School with the main source of funding being Government state funding, including the holiday activities and food (HAF) programme which provides healthy meals, enriching activities and free childcare places for children from low-income families. Funding will also come from National Lottery Community Grants, Tesco's Community Grants and from local groups such as Little Robins, a Forest School group for 0–5 year olds who meet locally within Reading, from Crowdfunding, from voluntary contributions and donations, and from work with Reading Borough Council.

3.3 The area of floorspace that is subject of this application is shown on the accompanying plans and totals approximately 70.2 m2. For the avoidance of doubt, it is the entirety of the existing building including the storage and w/c rooms which would be converted into Class F1(a) – a state funded school for learning and non-residential institutions for the provision of education.

8.7 Hence, on the basis of solely this element of Class T, the proposals are shown to comply with the legislation.

8.8 Criteria T.1 (Development not permitted)

8.9 Development is not permitted by Class T if—

(b)the site is, or forms part of, a military explosives storage area;

(c)the site is, or forms part of, a safety hazard area; or

(d)the building is a listed building or a scheduled monument.

8.10 It is confirmed that the site is not (b) or (c) and the building is not (d). Hence, on the basis of solely Class T.1, the proposals are shown to comply with the legislation.

8.11 Criteria T.2 (Conditions)

8.12 **T.2—(1) Development is permitted by Class T subject to the following conditions—**

(a)the site is to be used as a state-funded school falling within Class F.1(a) of Schedule 2 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of the site as such a state-funded school;]

8.13 The submissions by the applicant confirms this, such as:

4.7 As demonstrated on the existing layout drawing and, in this application, the site will be laid out and used as a Forest school which will receive state funding, and therefore falls within Class F.1 (a) of Schedule 2 to the Use Classes Order.

8.14 It is recognised that public consultation responses have queried the extent/impact of ancillary uses, as referenced as follows within the supporting planning statement:

3.4 The site is anticipated to run sessions between 9am – 3pm, on weekdays catering for c.16-25 children, and c.15 accompanying parents, supported by up to 3 staff/volunteers. There will be occasional use of the building on some evenings and weekends for adult workshops, parties and fitness classes. This will be ancillary to the primary school use of the site.

4.8 As mentioned, there will be occasional use of the building on some evenings and weekends for adult workshops, parties and fitness classes. This will be ancillary to the primary school use of the site in accordance with condition T.2 (1) (a).

8.15 The applicant has also responded to the public comments, as per paragraph 7.9-7.12 above. It is considered that the nature / extent of the ancillary uses referenced are akin to what would be normally expected. With the various conditions secured in order to seek to protect amenity (see the transport and noise matters below and within the consultee comments at section 6) it is considered that this would maintain nearby amenity satisfactorily. Furthermore, a recommended condition is for T.2. (a) to be specified on the decision notice, to make this quite clear to the applicant and any future landowner / operator. If, in practice, the ancillary use was seen to become a more substantive element of the on-site operations then there would be potential for RBC Planning Enforcement to remedy a breach of condition in that instance.

8.16 **(b)before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required as to—**

8.17 It is initially noted that Condition T.2 (1) (b) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states *“before beginning the development, the developer must apply to the local planning authority...”* and Condition T.2 (2) states *“Subject to sub-paragraph*

(3), development under Class T must begin within a period of 3 years starting with the prior approval date". When read together, it is clear that development can only begin once prior approval has been given. On the basis of the applicant's website (accessed on 26/08/2026) appearing to indicate some activities are already taking place at the site, this was queried with the agent, who advised on 03/09/2026 that, "In response to the works on site to date and the website extract you have included in your email below, the tea and trowels activity has now ceased, and we are in the process of discussing an application with our client for retrospective permission for the summerhouse adjacent to the northern boundary, along with any other future plans for the site. We will be in touch as soon as our client has decided on these plans with a formal planning application for full planning permission". Officers consider that it would be challenging to robustly confirm that the use has begun and hence a proportionate approach is not to seek to resist the proposals on this basis.

8.18 (i)transport and highways impacts of the development;

- 8.19 As per the RBC Transport observations at section 6 above, the proposals are considered appropriate in this regard. The proposals are stipulated to be car free, which is justified and welcomed in this instance. The level of activity associated with the use described / possible under Class T in this location has been shown to have been justified and demonstrated. It is of particular note that staff associated with the use would not be eligible to obtain on-street parking permits. Given the use involved, it is not considered necessary to secure this via condition, with an informative considered to suffice in this instance instead.

8.20 (ii)noise impacts of the development; and

- 8.21 As per the Environmental Protection consultee comments at section 6 above, the noise impacts of the development have been subject to careful consideration during the course of the application. Ultimately, following the submission of more information during the application, officers are content that the proposals are appropriate, subject to a series of conditions relating to: no music within the building being audible within any nearby building or on the nearby highway; limiting the hours of use (indoor and outdoor) to 8am-10pm daily (the school use is recognised to have shorter hours than this, but this also accounts for the ancillary uses); there being a indoor limit of 30 people at any one time; there being a separate outdoor limit of 30 people at any one time (meaning the maximum at the site as a whole at any one time would be 60 – 30 indoors and 30 outdoors); there being a noise and nuisance management plan associated with the outdoor use including a code of conduct to minimise noise and minimise nuisance from any smoke created at the site.
- 8.22 This is considered to strike an appropriate balance between not curtailing the reasonable use of the site for the purpose sought, whilst recognising that the site is surrounded by a significant number of residential properties and there is a need (as expressed within the public consultation responses received) to

protect amenity. These conditions are considered to be fully necessary, reasonable and enforceable, relevant to the proposals and planning, with the wording of the conditions being precise too. Hence, they meet the tests of planning conditions and with these secured, the proposals are considered to be acceptable.

8.23 (iii)contamination risks on the site,

8.24 Following the submission of information during the application, and subject to the recommended further conditions referenced in the EP observations at section 6 above, the proposals are considered appropriate.

8.25 and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

8.26 It is confirmed that paragraph W has been fully considered and adhered to in this proposal.

8.27 (2) Subject to sub-paragraph (3), development under Class T must begin within a period of 3 years starting with the prior approval date.

8.28 For completeness, this will be included on the decision notice.

8.29 (3) Where, in relation to a particular development under Class T, planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class T must begin within the period of 3 years starting with the date that planning permission is granted.

8.30 During the officer site visit, it was witnessed that associated operational development (e.g. boundary fences, provision of a future pond, earthworks and erection of a shed) appeared to be in the process of taking place. The applicant has been advised that individually/cumulatively the works are likely to constitute operational development, with at least engineering operations (within the section 55 of The Town and Country Planning Act 1990 (as amended) definition) necessitating a future separate application being required. The agent advised on 07/07/2026 that, "We note that there is an existing outbuilding and pond on site, and our clients are preparing a full application for planning permission for these". Subsequently, on 03/09/2026 the agent also advised, "we are in the process of discussing an application with our client for retrospective permission for the summerhouse adjacent to the northern boundary, along with any other future plans for the site." In the circumstances, it is considered necessary to include an informative on the decision notice advising the applicant that a separate full application is likely to be required and to be mindful of T.2 (3) and (4) in doing so.

8.31 (4) For the purposes of sub-paragraph (3), “associated operational development” means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class T.

8.32 This is noted, with the above at T.2 (3) in mind.

9. Recommendation:

9.1 Prior Approval is REQUIRED and GIVEN, subject to conditions:

Conditions

1. This development under Class T is permitted subject to it beginning within a period of 3 years starting with the prior approval date on this decision notice.

Reason: To comply with the requirement of paragraph T.2.—(2) 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:

- Site Location Plan – 59 Gloucester Road, Reading, RG30 2TH
- Ground Floor Plan

As both received on 20/05/2026

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. The site is to be used as a state-funded school falling within Class F.1(a) of Schedule 2 to The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of the site as such a state-funded school.

Reason: To comply with the requirement of paragraph T.2.—(1) (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The development shall be implemented in accordance with the approved remediation scheme within the Remediation Method Statement by Paddock Geo Engineering Ref P26-231rms Issue 1 dated 03/08/2026, as received 12/08/2026. A validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved by the Local Planning Authority before the first use of any external area within the application site associated with the approved use.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

5. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

6. No music shall be played within the building in such a way to be audible within any building which adjoins the application site boundary or on the Gloucester Road highway.

Reason: To effectively manage the noise impacts of the proposed use on the amenity of surrounding occupiers and the area generally, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

7. The use hereby approved shall not take place outside of the hours of 08:00 to 22:00 on any day.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

8. There shall be a maximum of 30 people occupying the inside of the building at any one time, as shown on Ground Floor Plan, as received on 20/05/2026.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

9. There shall be a maximum of 30 people within external areas of the site at any one time, as shown on Site Location Plan – 59 Gloucester Road, Reading, RG30 2TH, as received 20/05/2026.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

10. Prior to the first outdoor activity associated with the use hereby approved taking place, a noise and nuisance management plan associated with the outdoor use shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a) a code of conduct for all users of the outdoor space in terms of measures to minimise noise and b) separate measures to seek to minimise nuisance from any smoke created at the site. The development shall thereafter be carried out in accordance with the measures within the approved management plan.

Reason: To effectively manage the noise, nuisance and potential air quality impacts of the proposed use on the amenity of surrounding occupiers and the area generally, in accordance with Policies CC8, EN15 and EN16 of the Reading Borough Local Plan 2019.

Informatives:

1. The proposal meets the relevant criteria set out in Class T, subject to conditions.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class T 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 T does NOT afford any permitted development rights for any associated operational development, such as potential boundary fences, provision of a future pond, earthworks and erection of a shed/summerhouse witnessed during the officer site visit on 09/06/2026. It is advised that such an application should be forthcoming shortly to avoid the need to pass the matter onto Planning Enforcement. As part of this, you should also be mindful of paragraphs T.2.—(3) and (4) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. The correct storage and disposal of waste, and prompt collection of bins is essential to maintain residential amenity, control odour, prevent fires and minimise service vehicle obstructions.

This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, you may have been advised during the course of the application that there is a potential bins issue. In any event, careful planning and preparation for waste management will be essential to the success of your scheme.

For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please

contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collections scheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)

Commercial waste must be collected separately to any household waste. Please note the requirements for commercial waste management may be relevant for your development, and there may need to be enforcement under the Environmental Protection Act 1990 if suitable waste standards are not being complied with: [Commercial waste advice - Reading Borough Council](#)

4. 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 significant bin storage areas, 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 operators not putting waste inside bins, or bins being overfilled. 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.
5. 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 is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
6. Staff and visitors to the site are unlikely to gain an on-street car parking permit in the vicinity of the site. There is on and off-street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
7. 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.
8. 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.

9. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval to be granted within the agreed extended timescale for the decision to be issued.
10. You are advised that no tree works are approved by virtue of this prior approval. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application or Section 211 Notice respectively.
11. In respect of conditions 8 and 9, for the avoidance of any possible future doubt, this permits a maximum of 30 people within the building at any one time and 30 people outside of the building within the external areas of the site at any one time. Therefore, the maximum site capacity at any one time is 60, with 30 inside the building and 30 outside the building.