

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

|            |                                   |              |  |
|------------|-----------------------------------|--------------|--|
| TO:        | PLANNING APPLICATIONS COMMITTEE   |              |  |
| DATE:      | 25 APRIL 2018                     | AGENDA ITEM: | 6  |
| TITLE:     | APPLICATIONS FOR PRIOR APPROVAL   |              |  |
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| JOB TITLE: | AREA TEAM LEADERS                 | E-MAIL:      | <a href="mailto:Julie.williams@reading.gov.uk">Julie.williams@reading.gov.uk</a><br><a href="mailto:Lynette.baker@reading.gov.uk">Lynette.baker@reading.gov.uk</a> |

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise Committee of new applications and decisions relating to applications for prior-approval under the amended Town and Country Planning (General Permitted Development) Order (GPDO 2015).

2. RECOMMENDED ACTION

- 2.1 That you note the report.

3. BACKGROUND

- 3.1 At your meeting on 29 May 2013 a report was presented which introduced new permitted development rights and additional requirements for prior approval from the local planning authority for certain categories of permitted development. It was agreed then that a report be brought to future meetings for information and to include details of applications received for prior approval, those pending a decision and those applications which have been decided since the last Committee date.

4 TYPES OF PRIOR APPROVAL APPLICATIONS

- 4.1 The categories of development requiring prior approval under the Town and Country Planning (General Permitted Development)(England) Order 2015, or amended by the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016 that are of most relevance to Reading Borough are summarised as follows:

- Householder development - single storey rear extensions. GPDO Part 1, Class A1(g-k).
- Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes. GPDO Part 3 Class C.
- Change of use from A1 shops or A2 financial & professional, betting office or pay day loan shop to Class D2 assembly & leisure. GPDO Part 3 Class J.
- Change of use from A1 shops or A2 financial and professional or a mixed use of A1 or A2 with dwellinghouse to Class C3 dwellinghouse. GPDO Part 3 Class M\*
- Change of use from an amusement arcade or a casino to C3 dwellinghouse & necessary works. GPDO Part 3 Class N
- Change of use from B1 office to C3 dwellinghouse GPDO Part 3, Class O\*.
- Change of use from B8 storage or distribution to C3 dwellinghouse GPDO Part 3, Class P

- Change of use from B1(c) light industrial use to C3 dwellinghouse GPDO Part 3, Class PA\*
- Change of use from agricultural buildings and land to Class C3 dwellinghouses and building operations reasonably necessary to convert the building to the C3 use. GPDO Part 3 Class Q.
- Change of use of 150 sq m or more of an agricultural building (and any land within its curtilage) to flexible use within classes A1, A2, A3, B1, B8, C1 and D2. GPDO Part 3 Class R.
- Change of use from Agricultural buildings and land to state funded school or registered nursery D1. GPDO Part 3 Class S.
- Change of use from B1 (business), C1 (hotels), C2 (residential institutions), C2A (secure residential institutions and D2 (assembly and leisure) to state funded school D1. GPDO Part 3 Class T.
- Temporary use of buildings for film making for up to 9 months in any 27 month period. GPDO Part 4 Class E
- Development under local or private Acts and Orders (e.g. Railways Clauses Consolidation Act 1845). GPDO Part 18.
- Development by telecommunications code system operators. GPDO Part 16.
- Demolition of buildings. GPDO Part 11.

4.2 Those applications for Prior Approval received and yet to be decided are set out in the appended Table 1 and those applications which have been decided are set out in the appended Table 2. The applications are grouped by type of prior approval application. Information on what the estimated equivalent planning application fees would be is provided.

4.3 It should be borne in mind that the planning considerations to be taken into account in deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA will first need to confirm whether or not prior approval is required before going on to decide the application on its planning merits where prior approval is required.

4.4 Details of any appeals on prior-approval decision will be included elsewhere in the agenda.

## 5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Changes of use brought about through the prior approval process are beyond the control or influence of the Council's adopted policies and Supplementary Planning Documents. Therefore it is not possible to confirm how or if these schemes will contribute to the strategic aims of the Council.

## 6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 Statutory consultation takes place in connection with applications for prior-approval as specified in the Order discussed above.

## 7 EQUALITY IMPACT ASSESSMENT

7.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2 There are no direct implications arising from the proposals.

## 8. LEGAL IMPLICATIONS

8.1 None arising from this Report.

## 9. FINANCIAL IMPLICATIONS

9.1 Since the additional prior notifications were introduced in May 2013 in place of applications for full planning permission, the loss in fee income is estimated to be £923,388

(Office Prior Approvals - £849,041: Householder Prior Approvals - £58,992:  
Retail Prior Approvals - £5580: Demolition Prior Approval - £2135: Storage Prior Approvals - £5350: Shop to Restaurant Prior Approval - £1886: Shop to Leisure Prior Approval - £305)

### *Figures since last report*

Office Prior Approvals - £0: Householder Prior Approvals - £824

9.2 However it should be borne in mind that the prior notification application assessment process is simpler than would have been the case for full planning permission and the cost to the Council of determining applications for prior approval is therefore proportionately lower. It should also be noted that the fee for full planning applications varies by type and scale of development and does not necessarily equate to the cost of determining them.

## 10. BACKGROUND PAPERS

The Town and Country Planning (General Permitted Development) (England) Order 2015

Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016.

Table 1 - Prior-approval applications pending @ 13 April 2018

Application type CLASS A - Householder

| Application type                                       | Application reference number | Address                                      | Ward      | Proposal  | Date Received | Target Determination Date | Comments | Equivalent planning application fee |
|--|------------------------------|--|-----------|---|---------------|---------------------------|----------|-------------------------------------|
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180571                       | 22 Newport Road, Reading, RG1 8EA            | Abbey     | Rear extension measuring 4.3m in depth, with a maximum height of 3.5m, and 2.7m in height to eaves level.                       | 29/03/2018    | 09/05/2018                |          | £206                                |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180460                       | 15 Hemdean Rise, Caversham, Reading, RG4 7SA | Caversham | Rear extension measuring 4.3m in depth, with a maximum height of 4.0m, and 3.0m in height to eaves level.                       | 13/03/2018    | 23/04/2018                |          | £206                                |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180502                       | 21 St Saviours Road, Reading, RG1 6EJ        | Minster   | Rear extension measuring 4.957 metres in depth, with a maximum height of 4.0 metres, and 2.871 metres in height to eaves level. | 18/03/2018    | 01/05/2018                |          | £206                                |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180504                       | 453 Basingstoke Road, Reading, RG2 0JF       | Whitley   | Rear extension measuring 6 metres in depth, with a maximum height of 3 metres, and 2.5 metres in height to eaves level.         | 20/03/2018    | 30/04/2018                |          | £206                                |

Prior Notification applications pending

| Application type   | Application reference number | Address  | Ward   | Proposal  | Date Received | Target Determination Date | Comments |
|--------------------|------------------------------|--|--------|---|---------------|---------------------------|----------|
| Prior Notification | 172192                       | Reading West Footbridge, Reading West Station, Reading | Battle | Prior Approval under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for reconstruction of the footbridge to provide the necessary clearance for the OLE which is to run underneath the structure. | 07/12/2017    | 01/02/2018                |          |

Demolition Prior Approval applications pending

| Application type          | Application reference number | Address                            | Ward  | Proposal   | Date Received | Target Determination Date | Comments |
|---------------------------|------------------------------|------------------------------------|-------|--|---------------|---------------------------|----------|
| Demolition Prior Approval | 180217                       | 20 Hosier Street, Reading, RG1 7JL | Abbey | Application for prior notification of proposed demolition. | 02/02/2018    | 02/03/2018                |          |

Shop to Restaurant Prior Approval applications pending

| Application type   | Application reference number | Address                           | Ward   | Proposal  | Date Received | Target Determination Date | Comments | Equivalent planning application fee |
|--|------------------------------|-----------------------------------|--------|---|---------------|---------------------------|----------|-------------------------------------|
| Shop, Financial, Betting, Pay day, Casino to Restaurant/Cafe - Class C | 180323                       | 172 Oxford Road, Reading, RG1 7PL | Battle | Notification of Prior Approval for a Change of Use from Office (Class A2) to a cafe (Class A3). | 20/02/2018    | 23/04/2018                |          | £366                                |

Office to Residential Prior Approval applications pending - None

Retail Prior Approvals applications pending - none

Shop to Assembly & Leisure Prior Approval applications pending - None

Telecommunications Prior Approval applications pending - None

Storage to Residential Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 16 March 2018 to 13 April 2018

Application type CLASS A - Householder

| Application type                                       | Application reference number | Address  | Ward      | Proposal  | Date Received | Decision Date | Decision                    |
|--|------------------------------|--|-----------|---|---------------|---------------|-----------------------------|
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180391                       | 164 Cressingham Road, Reading, RG2 7LW         | Church    | Rear extension measuring 6m in depth, with a maximum height of 4m, and 3m in height to eaves level.       | 28/02/2018    | 10/04/2018    | Prior Approval NOT REQUIRED |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180427                       | 7 Foxhays Road, Reading, RG2 8ND               | Church    | Rear extension measuring 6.0m in depth, with a maximum height of 2.8m, and 2.6m in height to eaves level. | 08/03/2018    | 05/04/2018    | Prior Approval NOT REQUIRED |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180452                       | 10 Lancaster Close, Reading, RG1 5HB           | Redlands  | Rear extension measuring 4.2m in depth, with a maximum height of 3.5m, and 2.1m in height to eaves level. | 09/03/2018    | 10/04/2018    | Prior Approval NOT REQUIRED |
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180374                       | 40 Crescent Road, Tilehurst, Reading, RG31 5AH | Tilehurst | Rear extension measuring 4.5m in depth, with a maximum height of 2.8m, and 2.4m in height to eaves level. | 27/02/2018    | 28/03/2018    | Prior Approval NOT REQUIRED |

| Application type                                       | Application reference number | Address  | Ward      | Proposal  | Date Received | Decision Date | Decision                    |
|--|------------------------------|--|-----------|---|---------------|---------------|-----------------------------|
| Householder Prior Approval - Class A, Part 1 GPDO 2015 | 180422                       | 38 Crescent Road, Tilehurst, Reading, RG31 5AH | Tilehurst | Rear extension measuring 4.5m in depth, with a maximum height of 2.8m, and 2.6m in height to eaves level. | 07/03/2018    | 28/03/2018    | Prior Approval NOT REQUIRED |

#### Office to Residential Prior Approval applications decided

| Application type   | Application reference number | Address  | Ward  | Proposal   | Date Received | Decision Date | Decision              |
|--|------------------------------|--|-------|--|---------------|---------------|-----------------------|
| Office use to dwelling house - Class O, Part 1 GPDO 2015 | 180139                       | 1 Station Road / 22 Friar Street, Reading, RG1 1LG | Abbey | Change of use 1st, 2nd and 3rd floors of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 dwellings. | 24/01/2018    | 21/03/2018    | Application Permitted |

#### Demolition Prior Approval applications decided

| Application type          | Application reference number | Address   | Ward  | Proposal   | Date Received | Decision Date | Decision                               |
|---------------------------|------------------------------|---|-------|--|---------------|---------------|--|
| Demolition Prior Approval | 172095                       | Mercedez Centre, Richfield Avenue, Reading, RG1 8EQ | Abbey | Application for prior notification of proposed demolition. | 23/11/2017    | 12/04/2018    | Prior Approval Notification - Approval |



Retail to Residential applications decided

| Application type      | Application reference number | Address  | Ward   | Proposal  | Date Received | Decision Date | Decision                              |
|-----------------------|------------------------------|--|--------|---|---------------|---------------|---------------------------------------|
| Retail Prior Approval | 180038                       | Building at the rear of, 180 Wantage Road, Reading, RG30 2SJ | Norcot | Notification for Prior Approval for a Proposed Change of Use of a Building from Class A1 (shops) to C3 (dwellinghouses) to comprise one dwelling. | 04/01/2018    | 23/03/2018    | Prior Approval Notification - Refusal |

Storage to Residential Prior Approval applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None

Prior Notification applications decided - None

Shop to Restaurant Prior Approval applications decided - None

Telecommunications Prior Approval applications decided - None