

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	30 May 2018	AGENDA ITEM:	6
TITLE:	APPLICATIONS FOR PRIOR APPROVAL		
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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 £964,274

(Office Prior Approvals - £888,023: Householder Prior Approvals - £60,640:
Retail Prior Approvals - £5836: 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 - £38982: Householder Prior Approvals - £1648

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 @ 16 May 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	180589	276 Tilehurst Road, Reading, RG30 2NE	Norcot	Rear extension measuring 5m in depth, with a maximum height of 3.625m, and 3m in height to eaves level.	04/04/2018	15/05/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180621	53 Culver Road, Reading, RG6 1QA	Park	Rear extension measuring 6m in depth, with a maximum height of 3.9m, and 2.2m in height to eaves level.	09/04/2018	20/05/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180687	10 De Beauvoir Road, Reading, RG1 5NS	Redlands	Rear extension measuring 1.9m and 6m in depth, with a maximum height of 2.86m, and 2.86m in height to eaves level.	20/04/2018	05/06/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180622	20 Underwood Road, Reading, RG30 3LR	Southcote	Rear extension measuring 6m in depth, with a maximum height of 2.7m, and 2.6m in height to eaves level.	10/04/2018	21/05/2018		£206

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application
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Householder Prior Approval - Class A, Part 1 GPDO 2015	180584	5 Iikley Road, Caversham, Reading, RG4 7BD	Thames	Rear extension measuring 8 metres in depth, with a maximum height of 4 metres, and 2.5 metres in height to eaves level.	05/04/2018	27/05/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180620	119 Callington Road, Reading, RG2 7QF	Whitley	Rear extension measuring 5m in depth, with a maximum height of 3m, and 2.65m in height to eaves level.	09/04/2018	20/05/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180640	65 Whitley Wood Lane, Reading, RG2 8PW	Whitley	Rear extension measuring 4m in depth, with a maximum height of 3.6m, and 2.52m in height to eaves level.	13/04/2018	24/05/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	180727	85 Spencer Road, Reading, RG2 8TP	Whitley	Rear extension measuring 4m in depth, with a maximum height of 3m, and 3m in height to eaves level.	01/05/2018	11/06/2018		£206

Office to Residential Prior Approval applications pending

Application type	Application reference	Address	Ward	Proposal	Date Received	Target Determination	Comments	Equivalent planning
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	number					Date		application fee
Office use to dwelling house - Class O, Part 1 GPDO 2015	180722	Clarendon House, 59-75 Queens Road, Reading, RG1 4BN	Abbey	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 49 dwellings.	27/04/2018	03/07/2018		£22080
Office use to dwelling house - Class O, Part 1 GPDO 2015	180658	Land to the rear of, 223 Oxford Road, Reading, RG1 7PX	Battle	Change of use of ground floor from Class B1(c) (light industrial) to C3 (dwelling house) to comprise of a 1 bed flat.	18/04/2018	20/06/2018		£366
Office use to dwelling house - Class O, Part 1 GPDO 2015	180654	14 Arkwright Road, Reading, RG2 0LS	Katesgrove	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 37 dwelling units.	18/04/2018	13/06/2018		£16536

Retail Prior Approvals applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Retail Prior Approval	180572	180 Wantage Road, Reading, RG30 2SJ	Norcot	Notification for Prior Approval for a Proposed Change of Use of a Building and detached garage from Class A1 (shops) to C3 (dwellinghouses) to comprise three dwellings.	29/03/2018	24/05/2018		£256

Prior Notification applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
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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	
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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 - 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 13 April 2018 to 16 May 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	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	Prior Approval NOT REQUIRED
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	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	180570	110 Basingstoke Road, Reading, RG2 0ET	Katesgrove	Rear extension measuring 6m in depth, with a maximum height of 3m, and 3m in height to eaves level.	29/03/2018	09/05/2018	Prior Approval NOT REQUIRED
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	18/04/2018	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	180504	453 Basingstoke Road, Reading, RG2 0JF	Whitley	Rear extension measuring 6 metres in depth, with a maximum height of 2.85 metres, and 2.7 metres in height to eaves level.	20/03/2018	30/04/2018	Prior Approval NOT REQUIRED

Shop to Restaurant Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
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	18/04/2018	Application Withdrawn

Office to Residential Prior Approval applications decided - None

Telecommunications Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Retail to Residential applications decided - None

Prior Notification applications decided - None

Storage to Residential Prior Approval applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None