

**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD
SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 February 2020	AGENDA ITEM:	
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 Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended.

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 £1,269,980.

(Office Prior Approvals - £1,153,547: Householder Prior Approvals - £74,732: Retail Prior Approvals - £12,256: Demolition Prior Approval - £2501: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £4306: Shop to Leisure Prior Approval - £305: Light Industrial to Residential - £16,518)

Figures since last report

Office Prior Approvals - £39174: Householder Prior Approvals - £330

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 @ 24th January 2020

Application type CLASS A - Householder

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Householder Prior Approval - Class A, Part 1 GPDO 2015	200029	20 Burnham Rise, Emmer Green, Reading, RG4 8XJ	Peppard	Rear extension measuring 5.50m in depth, with a maximum height of 4m, and 3m in height to eaves level.	07/01/2020	18/02/2020	£110
Householder Prior Approval - Class A, Part 1 GPDO 2015	192023	50 Donnington Road, Reading, RG1 5ND	Redlands	Rear extension measuring 4.5m in depth, with a maximum height of 2.9m, and 2.5m in height to eaves level.	20/12/2019	30/01/2020	£110
Householder Prior Approval - Class A, Part 1 GPDO 2015	200049	55 Donnington Road, Reading, RG1 5NE	Redlands	Rear extension measuring 4m in depth, with a maximum height of 2.50m, and 2.50m in height to eaves level.	11/01/2020	27/02/2020	£110

Office to Residential Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Office use to dwelling house - Class O, Part 1 GPDO 2015	192059	Sapphire Plaza, Watlington Street, Reading, RG1 4RE	Abbey	Change of use of building from Class B1(a) (offices) and Class to C3 (dwelling houses) to comprise 85 residential units.	24/12/2019	18/02/2020	£39174

Light Industrial to Residential pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Prior Notification	191988	Onc House, 68 St Johns Road, Caversham, Reading, RG4 5AL	Caversham	Notification of Prior Approval for a Change of use of central building from Class B1(c) (Light Industrial) to C3 (dwellinghouses) to comprise 7 x dwellings.	16/12/2019	10/02/2020	£3138

Telecommunications Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Telecommunications Notification - Prior Approval	190789	Land At Mere oak Busway, Basingstoke Road, Shinfield, Reading, RG7 1NR	Whitley	Installation of a 20m Monopole, supporting 6 no. antennas, 3 no. equipment cabinets and a meter cabinet and development ancillary thereto.	14/05/2019	09/07/2019	

Shop to Restaurant Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Shop, Financial, Betting, Pay day, Casino to Restaurant/Cafe - Class C	192006	25 Church Road, Caversham, Reading, RG4 7AA	Caversham	Notification of Prior Approval for a Change Of Use from Retail, betting office or pay day loan shop or casino (Class A1 (shops) or Class A2 (financial and professional services)) to restaurant or cafe (Class A3).	17/12/2019	11/02/2020	£366

Retail Prior Approvals applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Retail Prior Approval	200068	576 Oxford Road, Reading, RG30 1EG	Battle	Change of use of ground and first floors from Class A1 (shop) to C3 (dwellinghouses) to comprise of 2 x 1 bed flats with private access to both.	16/01/2020	12/03/2020	£828

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Retail Prior Approval	192004	940 Oxford Road, Tilehurst, Reading, RG30 6TJ	Kentwood	Change of use on the ground floor from A5 to C3 Dwellinghouse (Flat x 1).	17/12/2019	11/02/2020	£366
Retail Prior Approval	192005	940 Oxford Road, Tilehurst, Reading, RG30 6TJ	Kentwood	Change of use of basement from Class A5 (takeaways) to C3 (dwellinghouses) to comprise 1 flat.	17/12/2019	11/02/2020	£366

Demolition Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Equivalent planning application fee
Demolition Prior Approval	200054	Unit 6, Meadow Road, Reading, RG1 8LB	Abbey	Application for prior notification of proposed demolition.	14/01/2020	11/02/2020	£366

Prior Notification applications pending - None

Solar Equipment Prior Approval applications pending - None

Storage to Residential Prior Approval applications pending - None

Shop to Assembly & Leisure Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 2 January 2020 to 27 January 2020

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	191935	45 Lorne Street, Reading, RG1 7YW	Battle	Rear extension measuring 4.4m in depth, with a maximum height of 3m and 2.8m in height to eaves level.	02/12/2019	20/01/2020	Application Permitted
Householder Prior Approval - Class A, Part 1 GPDO 2015	191880	63 Blenheim Road, Reading, RG1 5NG	Redlands	Rear extension measuring 6.0m in depth, with a maximum height of 3.15m, and 3.0m in height to eaves level.	26/11/2019	08/01/2020	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	191910	76 Blenheim Road, Reading, RG1 5NQ	Redlands	Rear extensions measuring 3.19m and 5.97m in depth, with a maximum height of 3.35m, and 2.65m in height to eaves level.	02/12/2019	13/01/2020	Prior Approval NOT REQUIRED

Light Industrial to Residential applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Prior Notification	191787	Onc House, 68 St Johns Road, Caversham, Reading, RG4 5AL	Caversham	Notification of Prior Approval for a Change of use of building from Class B1(c) (Light Industrial) to C3 (dwellinghouses) to comprise 6 x dwellings.		15/01/2020	Prior Approval Notification - Refusal

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	191818	172 Oxford Road, Reading, RG1 7PL	Abbey	Notification of Prior Approval for a Change of Use from Retail, betting office of pay day loan shop or casino (Class A1 (shops) or Class A2 (financial and professional services) to restaurant or cafe (Class A3).	12/11/2019	14/01/2020	Application Withdrawn

Solar Equipment Prior Approval applications decided - None

Office to Residential Prior Approval applications decided - None

Telecommunications Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Prior Notification applications decided - None

Retail to Residential applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None