

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 APRIL 2020		
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. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

6.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

7. COMMUNITY ENGAGEMENT AND INFORMATION

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

8 EQUALITY IMPACT ASSESSMENT

- 8.1 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.
- 8.2 There are no direct implications arising from the proposals.

9. LEGAL IMPLICATIONS

- 9.1 None arising from this Report.

10. FINANCIAL IMPLICATIONS

- 10.1 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 £1,302,012.

(Office Prior Approvals - £1,181,519: Householder Prior Approvals - £75,942: Retail Prior Approvals - £12,622: Demolition Prior Approval - £2867: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £4672: Shop to Leisure Prior Approval - £305: Light Industrial to Residential - £18,270)

Figures since last report

Office Prior Approvals - £1290: Householder Prior Approvals - £330

- 10.2 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.

11. 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 @ 17th April 2020

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	200520	41 Blenheim Road, Reading, RG1 5NG	Redlands	Rear extension measuring 3.865m and 5.0m in depth, with a maximum height of 3.05m and 2.50m in height to eaves level.	02/04/2020	19/05/2020		£110
Householder Prior Approval - Class A, Part 1 GPDO 2015	200497	282 Southcote Lane, Reading, RG30 3BL	Southcote	Rear extension measuring 6m in depth, with a maximum height of 3.6m, and 2.47m in height to eaves level.	28/03/2020	08/05/2020		£110
Householder Prior Approval - Class A, Part 1 GPDO 2015	200341	23 Shepherds Lane, Caversham, Reading, RG4 7JJ	Mapledurham	Rear extension measuring 5m in depth, with a maximum height of 3m, and 3m in height to eaves level.	27/02/2020	28/04/2020		£110

Office to Residential Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office use to dwelling house - Class O, Part 1 GPDO 2015	200151	Reada Court, Vachel Road, Reading, RG1 1NY	Abbey	Change of use from Class B1(a)(offices) to C3 (dwelling houses) to comprise 9 x 1 bedroom flats.	30/01/2020	26/03/2020		£4062
Office use to dwelling house - Class O, Part 1 GPDO 2015	200211	20 Greyfriars Road, Reading, RG1 1NL	Abbey	Change of use from Class B1(a)(offices) to C3 (dwelling houses) to comprise 43 flats.	07/02/2020	03/04/2020		£19770
Office use to dwelling house - Class O, Part 1 GPDO 2015	200471	14 Church Street, Caversham, Reading, RG4 8AR	Caversham	Change of use of first and second floors from class B1(a) (Offices) to C3 (Dwelling House) to comprise of 3 x 1 bed flats.	20/03/2020	15/05/2020		£1290

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	Comments	Equivalent planning application fee
Shop, Financial, Betting, Pay day, Casino to Restaurant/Cafe - Class C	200403	172 Oxford Road, Reading, RG1 7PL	Abbey	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).	12/03/2020	07/05/2020		£366
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	04/04/2020		£366

Demolition Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Demolition Prior Approval	200202	Talbot House, 2 Ross Road, Reading, RG1 8EL	Abbey	Application for prior notification of proposed demolition.	07/02/2020	06/03/2020		£366

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	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
Retail Prior Approval	200294	35 Prince Of Wales Avenue, Reading, RG30 2UH	Battle	Change of use from retail (A1) to 1 bedroom flat(C3).	24/02/2020	20/04/2020		£366
Retail Prior Approval	200129	20 Coldicutt Street, Caversham, Reading, RG4 8DU	Caversham	Change of use from A1 to C3 Dwellinghouse (Flat x 1).	26/01/2020	22/03/2020		£366
Retail Prior Approval	200274	108 Southampton Street, Reading, RG1 2QX	Katesgrove	Internal changes to allow for three residential flats C3 (dwellinghouses) as well as plans to retain existing shop space Class A1.	19/02/2020	16/04/2020		£1290
Retail Prior Approval	200383	12 Wokingham Road, Reading, RG6 1JG	Redlands	Change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 x flat.	09/03/2020	07/05/2020		£366

Solar Equipment Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Solar equip - S2 P14 Class J	200146	Tesco Superstore, Portman Road, Reading, RG30 1AW	Battle	Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt.	30/01/2020	16/04/2020		£366

Light Industrial to Residential pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Light Industrial Prior Approval	200498	3 Tidmarsh Street, Reading, RG30 1HX	Kentwood	Notification of Prior Approval for a Change Of Use from Premises in Light Industrial (B1(c) to Residential (C3), converting 150 sqm of Storage into 4 X 1-bed dwellings.	31/03/2020	04/06/2020		£1752

Prior Notification 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 19 March 2020 to 20 April 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	200212	3 Forest Hill, Tilehurst, Reading, RG30 6XE	Kentwood	Rear extension measuring 5m in depth, with a maximum height of 3.19m, and 2.96m in height to eaves level.	10/02/2020	19/03/2020	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	200317	14 Edenham Crescent, Reading, RG1 6HU	Minster	Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.5m in height to eaves level.	25/02/2020	01/04/2020	Application Withdrawn
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	30/03/2020	Application Permitted

Retail to Residential applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Retail Prior Approval	200260	6 Malthouse Lane, Reading, RG1 7JA	Abbey	Change of use of ground and first floors from Class A1 (shop) to C3 (dwellinghouses) to comprise of 2 x 1 bed flats.	17/02/2020	09/04/2020	Application Withdrawn
Retail Prior Approval	192004	940 Oxford Road, Tilehurst, Reading, RG30 6TJ	Kentwood	Change of use of the ground floor from A5 to C3 Dwellinghouse (Flat x 1).	17/12/2019	07/04/2020	Prior Approval Notification - Approval
Retail Prior Approval	192005	940 Oxford Road, Tilehurst, Reading, RG30 6TJ	Kentwood	Change of use of the basement from A5 to C3 Dwellinghouse (Flat x 1).	17/12/2019	07/04/2020	Prior Approval Notification - Approval

Telecommunications Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Telecommunications Notification - Prior Approval	200140	Queens Road Car Park, Queens Road, Reading, RG1 4AR	Abbey	Application for Prior Notification of proposed development by telecommunications code system operators the installation of 6 antenna, 2 transmission dishes, 1 equipment cabinet and ancillary development thereto on the rooftop of the host property and a meter cabinet at ground level.	29/01/2020	25/03/2020	Prior Approval Notification - Approval

Demolition Prior Approval applications decided - None

Office to Residential Prior Approval applications decided - None

Prior Notification applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None

Light Industrial to Residential applications decided - None

Shop to Restaurant Prior Approval applications decided - None

Solar Equipment Prior Approval applications decided - None