

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 DECEMBER 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 £1,034,866

(Office Prior Approvals - £952,187: Householder Prior Approvals - £65,584:
Retail Prior Approvals - £6556: Demolition Prior Approval - £2135: Storage Prior Approvals - £5350: Shop to Restaurant Prior Approval - £2650: Shop to Leisure Prior Approval - £305)

Figures since last report

Office Prior Approvals - £8490: Householder Prior Approvals - £1236

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 @ 21 November 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	181922	62a South View Avenue, Caversham, Reading, RG4 5AJ	Caversham	Rear extension measuring 5m in depth, with a maximum height of 3.6m, and 3m in height to eaves level.	06/11/2018	17/12/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181897	18 Thicket Road, Tilehurst, Reading, RG30 4TY	Tilehurst	Rear extension measuring 4m in depth, with a maximum height of 3.2m, and 2.2m in height to eaves level.	31/10/2018	11/12/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181873	32 Landrake Crescent, Reading, RG2 8AJ	Whitley	Rear extension measuring 6.0m in depth, with a maximum height of 3.15m, and 2.9m in height to eaves level.	29/10/2018	09/12/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181923	3 Farrowdene Road, Reading, RG2 8SD	Whitley	Rear extension measuring 4m in depth, with a maximum height of 3.3m, and 2.4m in height to eaves level.	06/11/2018	17/12/2018		£206

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	181942	24 Yelverton Road, Reading, RG2 7SU	Whitley	Rear extension measuring 4m in depth, with a maximum height of 2.9m, and 2.85m in height to eaves level.	06/11/2018	20/12/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181993	24 Brayford Road, Reading, RG2 8LT	Whitley	Rear extension measuring 6m in depth, with a maximum height of 4m, and 3m in height to eaves level.	12/11/2018	23/12/2018		£206

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	181685	179a Oxford Road, Reading	Abbey	Change of use of first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 studio flat.	24/09/2018	04/12/2018		£366
Office use to dwelling house - Class O, Part 1 GPDO 2015	181949	24 Eldon Road, Reading, RG1 4DL	Abbey	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise four self contained residential apartments comprising 1 x 2 bed flat and 3 x 1 bed flats.	08/11/2018	03/01/2019		£1290

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	181943	3 Aveley Walk, Reading	Katesgrove	Change of use of ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 1 x 1 bedroom flat.	07/11/2018	03/01/2019		£366
Office use to dwelling house - Class O, Part 1 GPDO 2015	182027	10 Southern Court, South Street, Reading, RG1 4QS	Katesgrove	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 16 Residential units.	16/11/2018	14/01/2019		£6834

Demolition Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Demolition Prior Approval	180725	40 Silver Street, Reading, RG1 2ST	Katesgrove	Application for prior notification of proposed demolition.	01/05/2018	29/05/2018	

Retail Prior Approvals applications pending - None

Prior Notification 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

Shop to Restaurant Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 24 October 2018 to 21 November 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	181732	24 Crown Street, Reading, RG1 2SE	Katesgrove	Rear extension measuring 5.6m in depth, with a maximum height of 3.41m, and 2.6m in height to eaves level.	03/10/2018	01/11/2018	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	181802	1 Links Drive, Tilehurst, Reading, RG30 4YT	Norcot	Rear extension measuring 4.5m in depth, with a maximum height of 3.7m, and 2.7m in height to eaves level.	16/10/2018	05/11/2018	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	181630	19 Northumberland Avenue, Reading, RG2 7PS	Redlands	Rear extension measuring 6m in depth, with a maximum height of 3m, and 3m in height to eaves level.	17/09/2018	30/10/2018	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	181645	370 The Meadway, Tilehurst, Reading, RG30 4NX	Tilehurst	Rear extension measuring 3.7m in depth, with a maximum height of 2.873m, and 2.1m in height to eaves level.	19/09/2018	24/10/2018	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	181643	Cadogan House, Rose Kiln Lane, Reading, RG2 0HP	Minster	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units.	18/09/2018	09/11/2018	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	181836	23 Victoria Street, Reading	Redlands	Change of use of the ground floor from Class A1 (shops) to C3 (dwellinghouses) to form a single dwelling.	23/10/2018	20/11/2018	Application Withdrawn

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	172101	219a London Road, Reading, RG1 3NY	Park	Notification of Prior Approval for a Change of Use from Shops (A1) to Restaurant (A3).	22/11/2017	12/11/2018	Prior Approval Notification - Refusal

Prior Notification applications decided - None

Telecommunications Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Storage to Residential Prior Approval applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None