

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	6 March 2019	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 £1,093,858.

(Office Prior Approvals - £1,008,341: Householder Prior Approvals - £68,056: Retail Prior Approvals - £6556: Demolition Prior Approval - £2135: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £2650: 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 @ 20th February 2019

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	190108	2 Connaught Close, Reading, RG30 2UG	Battle	Rear extension measuring 8m in depth, with a maximum height of 2.65m, and 2.5m in height to eaves level.	23/01/2019	05/03/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190135	33 Argyle Road, Reading, RG1 7YL	Battle	Rear extension measuring 4.7m in depth, with a maximum height of 3.6m, and 3.6m in height to eaves level.	28/01/2019	12/03/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190195	28 Coldicutt Street, Caversham, Reading, RG4 8DU	Caversham	Rear extension measuring 4.0m in depth, with a maximum height of 3.2m, and 2.9m in height to eaves level.	04/02/2019	17/03/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190222	74 Grasmere Avenue, Tilehurst, Reading, RG30 6XX	Kentwood	Rear extension measuring 4.2m in depth, with a maximum height of 3.0m, and 3.0m in height to eaves level.	08/02/2019	21/03/2019		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	190142	200 Whitley Wood Road, Reading, RG2 8LQ	Whitley	Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.9m in height to eaves level.	28/01/2019	10/03/2019		£206

Prior Notification applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Solar equip - S2 P14 Class J	190127	Reading Bus Garage, 26-90 Great Knollys Street, Reading, RG1 7HH	Abbey	Notification for prior approval for the Installation of Solar PV	23/01/2019	20/03/2019	

Storage to Residential Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Storage or distribution centre to dwelling house - Class P	190144	1a Stanley Grove, Reading, RG1 7NS	Battle	Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to 1 bed residential dwellinghouse (C3)	25/01/2019	26/03/2019		£366

Office to Residential Prior Approval applications pending - None

Demolition 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

Shop to Restaurant Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 25 January 2019 to 20 February 2019

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	182239	295 Northumberland Avenue, Reading, RG2 7QE	Church	Rear extension measuring 5.5m in depth, with a maximum height of 2.95m and 2.65m in height to eaves level.	19/12/2018	28/01/2019	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	190079	213 Hartland Road, Reading, RG2 8DN	Church	Rear extension measuring 6m in depth, with a maximum height of 3m and 3m in height to eaves level.	16/01/2019	14/02/2019	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	190010	29 Carlton Road, Caversham, Reading, RG4 7NT	Mapledurham	Rear extension measuring 4.6m in depth, with a maximum height of 4m and 3m in height to eaves level.	31/12/2018	01/02/2019	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	190047	27 Hilltop Road, Caversham, Reading, RG4 7HR	Mapledurham	Rear extension measuring 3.8m in depth, with a maximum height of 3.0m, and 2.8m in height to eaves level.	10/01/2019	14/02/2019	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	182109	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 15 dwellings.	29/11/2018	28/01/2019	Prior Approval Notification - Approval
Office use to dwelling house - Class O, Part 1 GPDO 2015	190008	6 St Giles Court, Southampton Street, Reading, RG1 2QL	Katesgrove	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x studio flats.	02/01/2019	14/02/2019	Prior Approval Notification - Approval
Office use to dwelling house - Class O, Part 1 GPDO 2015	182166	Cadogan House, Rose Kiln Lane, Reading, RG2 0HP	Minster	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 24 residential units.	10/12/2018	28/01/2019	Prior Approval Notification - Approval

Demolition Prior Approval applications decided - None

Retail to Residential applications decided - None

Shop to Restaurant Prior Approval applications decided - None

Prior Notification applications decided - None

Telecommunications Prior Approval applications decided - None

Storage to Residential Prior Approval applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None