

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 November 2015	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) Order 2015 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 residential to Class C3 residential use. GPDO Part 3 Class M
- Change of use from an amusement arcade or a casino to C3 residential & necessary works. GPDO Part 3 Class N
- Change of use from B1 office to C3 residential. GPDO Part 3, Class O.
- Change of use from B8 storage or distribution to C3 residential. GPDO Part 3, Class P.

- 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 £539,401.

(Office Prior Approvals - £509,172: Householder Prior Approvals - £27,864:
Retail Prior Approvals - £690: Demolition Prior Approval - £80: Storage Prior Approvals - £1595)

Figures since last report

Office Prior Approvals - £4122: Householder Prior Approvals - £1892

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) (Amendment) (England) Order 2013.

The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014

Table 1 - Prior-approval applications pending @ 29 October 2015

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	151722	61 Bedford Road, Reading, RG1 7EX	Abbey	Rear extension measuring 6m in depth, with a maximum height of 3.1m, and 2.7m in height to eaves level.	25/09/2015	05/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151788	8 Florence Walk, Reading, RG1 3HH	Abbey	Rear extension measuring 6.0m in depth, with a maximum height of 2.4m, and 2.2m in height to eaves level.	05/10/2015	15/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151855	22 William Street, Reading, RG1 7DE	Abbey	Rear extension measuring 6m in depth, with a maximum height of 3.05m, and 2.7m in height to eaves level.	15/10/2015	25/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151822	35 Linden Road, Reading, RG2 7EG	Church	Rear extension measuring 5.5m in depth, with a maximum height of 3.7m, and 2.5m in height to eaves level.	08/10/2015	18/11/2015		£172

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	151756	15 Hogarth Avenue, Reading, RG30 4QW	Southcote	Rear extension measuring 5m in depth, with a maximum height of 4m, and 2.1m in height to eaves level.	30/09/2015	10/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151919	253 Southcote Lane, Reading, RG30 3BD	Southcote	Rear extension measuring 3.55m in depth, with a maximum height of 3.40m, and 2.50m in height to eaves level.	26/10/2015	21/12/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151898	43 Peppard Road, Caversham, Reading, RG4 8NR	Thames	Rear extension measuring 5.315 metres, with a maximum height of 2.765 metres, and 2.765 metres in height to eaves level.	22/10/2015	02/12/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151821	26 Recreation Road, Tilehurst, Reading, RG30 4UA	Tilehurst	Rear extension measuring 0m in depth, with a maximum height of 3m, and 3m in height to eaves level.	06/10/2015	16/11/2015		£172

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	151881	11 Routh Lane, Tilehurst, Reading, RG30 4JZ	Tilehurst	Rear extension measuring 4.9m in depth, with a maximum height of 3.8m, and 2.5m in height to eaves level.	19/10/2015	29/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151693	225 Whitley Wood Road, Reading, RG2 8LD	Whitley	Rear extension measuring 5.4m in depth, with a maximum height of 3.5m, and 2.4m in height to eaves level.	22/09/2015	02/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151778	61 Blandford Road, Reading, RG2 8RP	Whitley	Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.5m in height to eaves level.	02/10/2015	12/11/2015		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	151805	34 Meadowcroft Road, Reading, RG2 8RJ	Whitley	Rear extension measuring 5.8m in depth, with a maximum height of 3m and 2.3m in height to eaves level.	07/10/2015	17/11/2015		£172

Application type CLASS O - Office to Residential

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office Prior Approval - Class O, Part 3, GPDO 2015	151392	159 Friar Street, Reading, RG1 1HE	Abbey	Change of use of first and second floors from Class B1(a) to C3 (dwelling houses) to comprise of 5 one bed and 1 2 bed flats.	03/08/2015	06/11/2015		£1845
Office Prior Approval - Class O, Part 3, GPDO 2015	151452	Lower Ground Floor, Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of Lower Ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats etc.	13/08/2015	05/11/2015		£690
Office Prior Approval - Class O, Part 3, GPDO 2015	151455	Upper Ground Floor, Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of Upper Ground Floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats etc.	13/08/2015	05/11/2015		£690

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office Prior Approval - Class O, Part 3, GPDO 2015	151456	First Floor, Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats).	13/08/2015	05/11/2015		£1075
Office Prior Approval - Class O, Part 3, GPDO 2015	151457	Second floor, Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of the second floor from Class B1(a) to C3 (dwelling houses) to comprise of 4 x 1 bed flats.	13/08/2015	05/11/2015		£1075
Office Prior Approval - Class O, Part 3, GPDO 2015	151458	Third floor, Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of 3rd floor only from Class B1(a) (offices) to C3 dwelling houses) to comprise 2 X 2-bed flats.	13/08/2015	05/11/2015		£305
Office Prior Approval - Class O, Part 3, GPDO 2015	151816	57 Castle Street, Reading, RG1 7SN	Abbey	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 x 1-bed and 1 X studio flats.	06/10/2015	01/12/2015		£4122

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
Prior Approval CoU from storage (Class B8) to Dwellinghouse (Class C3)	151770	49 Newport Road, Reading, RG1 8EA	Abbey	Notification of Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from storage (B8) to Residential (C3), converting 105 sqm of Storage into 2 x 2 bed dwellings, including parking.	30/09/2015	01/12/2015		£305

Telecommunications Prior Approval applications pending

None

Retail Prior Approvals applications pending

None

Demolition Prior Approval applications pending

None

Prior Notification applications pending

None

Table 2 - Prior-approval applications decided 1 October 2015 to 29 October 2015

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	151508	20 Elliots Way, Caversham, Reading, RG4 8BF	Caversham	Rear extension measuring 3.5m in depth, with a maximum height of 3.163m, and 2.1m in height to eaves level.	24/08/2015	05/10/2015	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	151603	13 Washington Road, Caversham, Reading, RG4 5AA	Caversham	Rear extension measuring 3.5m in depth, with a maximum height of 3m and 3m in height eaves level.	09/09/2015	06/10/2015	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	151492	35 Linden Road, Reading, RG2 7EG	Church	Rear extension maximum depth 5.5m on the north side and 4.5m on the south side, with a maximum height of 3.7m and 2.5m in height to eaves level.	20/08/2015	09/10/2015	Prior Approval Notification - Approval

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	151602	7 Tamar Gardens, Reading, RG2 7LB	Church	Rear extension measuring 2m in depth from the rear of an existing 4m depth extension, with a total depth of 6m, with a maximum height of 3.05m, and 2.60m in height to eaves level.	09/09/2015	15/10/2015	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	151673	18 Torrington Road, Reading, RG2 7NU	Church	Rear extension measuring 3.3m in depth, with a maximum height of 3.5m, and 2.57m in height to eaves level.	17/09/2015	26/10/2015	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	151415	35 Elizabeth Walk, Whitley, RG2 0AW	Katesgrove	Rear extension measuring 4.00m in depth, with a maximum height of 3.5m, and 2.4m in height to eaves level.	06/08/2015	05/10/2015	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	151536	19 St Georges Road, Reading, RG30 2RG	Norcot	Rear extension measuring 4.5m in depth, with a maximum height of 4m, and 2.8m in height to eaves level.	27/08/2015	07/10/2015	Prior Approval Notification - Approval

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	151600	103 Hamilton Road, Reading, RG1 5RB	Park	Rear extension measuring 5m in depth, with a maximum height of 3m.	08/09/2015	14/10/2015	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	151645	322 Wokingham Road, Reading, RG6 1JU	Park	Rear extension measuring 2m in depth (to attach to an existing 4m depth extension measuring a total depth of 6m), with a maximum height of 2.4m, and 2.4m in height to eaves level.	16/09/2015	21/10/2015	Application Withdrawn
Householder Prior Approval - Class A, Part 1 GPDO 2015	151468	159 Peppard Road, Emmer Green, Reading, RG4 8TS	Peppard	Rear extension measuring 4.5m in depth, with a maximum height of 3.6m, and 3m in height to eaves level.	14/08/2015	14/10/2015	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	151491	22 The Ridgeway, Caversham, Reading, RG4 8NX	Thames	Rear extension measuring 4.5m in depth, with a maximum height of 2.9m, and 2.9m in height to eaves level.	20/08/2015	01/10/2015	Prior Approval Notification - Approval

Application type CLASS O - Office to Residential

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Office Prior Approval - Class O, Part 3, GPDO 2015	151518	Caversham House, 13-17 Church Road, Caversham, Reading, RG4 7AA	Caversham	Change of use of ground floor from B1(a) (offices) to C3 (dwelling houses) to comprise of 2 x 1-bed flats.	24/08/2015	27/10/2015	Prior Approval Notification - Refusal

Storage to Residential Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Prior Approval CoU from storage (Class B8) to Dwellinghouse (Class C3)	151505	162 Wilson Road, Reading	Norcot	Notification of Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwelling houses (Class C3). Change of use from storage (B8) to Residential (C3), converting 96 sqm of Storage into 2 x 1 bed dwellings.	21/08/2015	18/10/2015	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	151493	Service Station, 184 Henley Road, Caversham, Reading, RG4 5LW	Peppard	Replacement of the existing 13.8m high lamp post with a new 15m high lamp post; installation of 1 no. proposed equipment cabinet unit; plus ancillary works	20/08/2015	15/10/2015	Prior Approval Notification - Approval
Telecommunications Notification - Prior Approval	151564	Land North Of The Southcote Ph, Bath Road, Reading, RG30 3AB	Southcote	Replace 12.4 metre high lamppost monopole with a 13.2 metre high lamppost monopole with 1 no. additional equipment cabinet (amended description).	01/09/2015	21/10/2015	Prior Approval Notification - Approval
Telecommunications Notification - Prior Approval	151565	Bath Road Opposite Florian Gardens, Reading, Southcote, RG30 3QE	Southcote	Replacement of existing 12.4 lamppost monopole with a 13.2m high lamppost monopole with 1 no. additional equipment cabinet (amended description).	01/09/2015	21/10/2015	Prior Approval Notification - Approval

Demolition Prior Approval applications decided

None

Retail to Residential applications decided

None

Prior Notification applications decided

None