

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	29 June 2016	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 £621,708.

(Office Prior Approvals - £577,867: Householder Prior Approvals - £37,496:  
Retail Prior Approvals - £690: Demolition Prior Approval - £1220: Storage Prior Approvals - £4435)

*Figures since last report*

Office Prior Approvals - £0: 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) (England) Order 2015.

Table 1 - Prior-approval applications pending @ 13 June 2016

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	160812	74 Addington Road, Reading, RG1 5PX	Redlands	Rear extension measuring 6m in depth, with a maximum height of 2.7m, and 2.6m in height to eaves level.	03/05/2016	22/06/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160824	35 Wykeham Road, Reading, RG6 1NR	Park	Rear extension measuring 4m in depth, with a maximum height of 3m, and 2.8m in height to eaves level.	03/05/2016	19/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160827	126 Kidmore End Road, Emmer Green, Reading, RG4 8SP	Peppard	Rear extension measuring 7.6m in depth, with a maximum height of 4m, and 2.7m in height to eaves level.	04/05/2016	14/06/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160847	8 Waverley Road, Reading, RG30 2PX	Norcot	Rear extension measuring 6m in depth, with a maximum height of 3m, and 3m in height to eaves level.	06/05/2016	19/06/2016		£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	160857	3 Knights Way, Emmer Green, Reading, RG4 8RJ	Peppard	Rear extension measuring 3.5m in depth, with a maximum height of 3m, and 2.15m in height to eaves level.	06/05/2016	16/06/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160916	20 Recreation Road, Tilehurst, Reading, RG30 4UA	Tilehurst	Rear extension measuring 4m in depth, with a maximum height of 3.013m, and 2m in height to eaves level.	16/05/2016	30/06/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160932	6 Talfourd Avenue, Reading, RG6 7BP	Park	Rear extensions measuring 4m and 5m in depth, with a maximum height of 3.1m, and 2.6m in height to eaves level.	23/05/2016	04/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160948	63 Barnsdale Road, Reading, RG2 7JG	Church	Rear extension measuring 3.99m in depth, with a maximum height of 2.75m and 2.4m in height to eaves level.	19/05/2016	29/06/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	160988	77 Whiteknights Road, Reading, RG6 7BB	Park	Rear extension measuring 5m in depth, with a maximum height of 3.4m, and 2.8m in height to eaves level.	24/05/2016	04/07/2016		£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	161009	24 Blenheim Road, Reading, RG1 5NQ	Redlands	Rear extensions measuring 6m and 4.25m in depth, with a maximum height of 3.5 m, and 2.15 m in height to eaves level.	27/05/2016	07/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161011	40 Blenheim Road, Reading, RG1 5NQ	Redlands	Rear extensions measuring 6m and 4.25m in depth, with a maximum height of 3.6 m, and 2.15 m in height to eaves level.	27/05/2016	17/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161012	69 Blenheim Road, Reading, RG1 5NG	Redlands	Rear extensions measuring 6m and 3m in depth, with a maximum height of 3.4 m, and 2.15 m in height to eaves level.	27/05/2016	07/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161031	26 Palmer Park Avenue, Reading, RG6 1DN	Park	Rear extension measuring 4m in depth, with a maximum height of 2.45m, and 2.3m in height to eaves level.	31/05/2016	14/07/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161060	Lamorna, Beechwood Avenue, Tilehurst, Reading, RG31 5BJ	Tilehurst	Rear extension measuring 5m in depth, with a maximum height of 3m, and 2.5m in height to eaves level.	06/06/2016	17/07/2016		£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	161045	38 Dawlish Road, Reading, RG2 7SF	Whitley	Rear extension measuring 6m in depth, with a maximum height of 2.4m, and 2.2m in height to eaves level.	02/06/2016	13/07/2016		£172

#### Telecommunications Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Telecommunications Notification - Prior Approval	152166	Jct Woodcote Road and Richmond Road, Caversham, Reading	Thames	Replace 10m lamppost monopole with 13.2m phase 4 lamppost monopole with 1 no. additional equipment cabinet	02/12/2015	14/04/2016	

#### 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	160661	Homebase, Kenavon Drive, Reading, RG1 3DH	Abbey	Application for prior notification of proposed demolition.	08/04/2016	09/09/2016		£305
Demolition Prior Approval	160970	Former Wickes Building, Weldale Street, Reading, RG1 7BW	Abbey	Application for prior notification of proposed demolition.	23/05/2016	29/07/2016		£305

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)	160862	1a Beecham Road, Reading	Norcot	Notification for Prior approval for a change of use from Storage or Distribution Buildings (Class B8) and any land within its Curtilage to Dwellinghouses(Class C3). The proposed development comprises the change of use from storage (B8) to Residential (C3), converting 231.45 sqm of Storage into 2 x 1 bed and 2 x 2 bed dwellings.	09/05/2016	12/07/2016		£690



Prior Notification applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Prior Notification	160866	Footbridge, Reading West Station, RG30 1AS	Battle	Prior Approval under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for 'jacking up' of bridge to increase height of footway over railway, and raising of parapets.	10/05/2016	22/07/2016	

Retail Prior Approvals applications pending - None

Office to Residential Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 18 May 2016 to 13 June 2016

## 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	160679	6 Bramble Crescent, Tilehurst, Reading, RG30 4TX	Tilehurst	Rear extension measuring 6m in depth, with a maximum height of 2.7m, and 2.7m in height to rear eaves level.	08/04/2016	19/05/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160684	40 Orchard Grove, Caversham, Reading, RG4 6NF	Peppard	Rear extension measuring 4.7m in depth, with a maximum height of 3.2m, and 2.25m in height to rear eaves level.	12/04/2016	20/05/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160704	14 Brooklyn Drive, Emmer Green, Reading, RG4 8SS	Peppard	Rear extension measuring 6.5m in depth, with a maximum height of 3.9m, and 2.7m in height to eaves level.	14/04/2016	24/05/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160727	342 Gosbrook Road, Caversham, Reading, RG4 8EG	Caversham	Rear extension measuring 3.25m in depth, with a maximum height of 2.95m and 2.95m in height to eaves level.	19/04/2016	27/05/2016	Prior Approval Notification - Refusal

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	160748	56 Hemdean Road, Caversham, Reading, RG4 7ST	Caversham	Rear extension measuring 3.9m in depth, with a maximum height of 3.83m, and 2.15m in height to eaves level.	22/04/2016	01/06/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160759	247 Northumberland Avenue, Reading, RG2 7PZ	Church	Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.85m in height to eaves level.	22/04/2016	27/05/2016	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	160760	91 Blandford Road, Reading, RG2 8RR	Whitley	Rear extension measuring 4m in depth, with a maximum height of 2.8m, and 2.8m in height to eaves level.	25/04/2016	25/05/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160795	113 Connaught Road, Reading, RG30 2UE	Battle	Rear extension measuring 5m in depth, with a maximum height of 3.6m, and 2.4m in height to eaves level.	28/04/2016	07/06/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	160826	56 Salcombe Road, Reading, RG2 7LJ	Church	Rear extension measuring 3.1m in depth, with a maximum height of 3.4m, and 2.65m in height to eaves level.	04/05/2016	13/06/2016	Prior Approval Notification - Refusal

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 2016	160023	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 of 1 no. two bed flats and 2 no. one bed flats.	07/01/2016	02/06/2016	Prior Approval Notification - Approval
Office Prior Approval - Class O, Part 3, GPDO 2016	160024	Second Floor Havell House, 62-66 Queens Road, Reading, Berkshire, RG1 4AZ	Abbey	Change of use of second floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 no. one bed flats.	07/01/2016	02/06/2016	Prior Approval Notification - Approval
Office Prior Approval - Class O, Part 3, GPDO 2016	160025	Third Floor Havell House, 62-66 Queens Road, Reading, RG1 4AZ	Abbey	Change of use of the third floor from Class B1(a)(Offices) to C3 (dwelling houses) to comprise 2 no. two bed flats.	07/01/2016	02/06/2016	Prior Approval Notification - Approval

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Office Prior Approval - Class O, Part 3, GPDO 2016	160026	First Floor Havell House, 62-66 Queens Road, Reading, Berkshire, RG1 4AZ	Abbey	Change of use of first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 no. one bed flats.	07/01/2016	02/06/2016	Prior Approval Notification - Approval
Office Prior Approval - Class O, Part 3, GPDO 2016	160502	The Old Bakehouse, 5 Ross Road, Reading, RG1 8EH	Abbey	Change of use of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 x 2 bed flat and 1 x 1 bed flat.	15/03/2016	27/05/2016	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	160490	4a Bridge Street, Caversham, Reading, RG4 8AA	Caversham	Change of use of ground floor from Class A2 (Financial & Professional Services) to C3 (Dwellinghouses) to comprise of 1 flat.	11/03/2016	24/05/2016	Prior Approval Notification - Refusal

Telecommunications Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Telecommunications Notification - Prior Approval	152161	Lamppost on corner of Church End Lane and The Meadway, Reading	Norcot	Replace 12 metre lamppost monopole with a 13.2 metre phase 4 lamppost monopole with 1 additional equipment cabinet.	02/12/2015	26/05/2016	Application Withdrawn
Telecommunications Notification - Prior Approval	160640	Junction 11 M4/A33, Basingstoke Road, Reading	Whitley	Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1 no. additional equipment cabinet.	05/04/2016	25/05/2016	Prior Approval Notification - Approval

Storage to Residential Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Prior Notification applications decided - None