

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	07 September 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 £630,830.

(Office Prior Approvals - £582,247: Householder Prior Approvals - £40,248:  
Retail Prior Approvals - £2375: Demolition Prior Approval - £1220: Storage Prior Approvals - £4740)

*Figures since last report*

Office Prior Approvals - £4380: Householder Prior Approvals - £1720

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 @ 19 August 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	161438	20 Lynmouth Road, Reading, RG1 8DD	Abbey	Rear extension measuring 4.614m in depth, with a maximum height of 3.422m, and 2.875m in height to eaves level.	29/07/2016	11/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161014	407 London Road, Reading, RG1 3PE	Park	Rear extension measuring 6 m and 5.7 m in depth, with a maximum height of 3.95 m, and 3 m in height to eaves level.	27/05/2016	22/08/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161426	15 Green Road, Reading, RG6 7BS	Park	Single storey rear extension (4m length x 3.44m height x 2.2m height to eaves)	27/07/2016	12/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161408	80 De Beauvoir Road, Reading, RG1 5NP	Redlands	Single storey rear extension (6m depth x 3.2m height x 2.8m eaves) and single storey side and rear extension (3.2m depth x 3.2m height x 2.8m eaves).	26/07/2016	11/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161363	13 Silverthorne Drive, Caversham, Reading, RG4 7NR	Mapledurham	Rear extension measuring 4m in depth, with a max height of 3.9m, and 2.4m in height to eaves level.	19/07/2016	13/09/2016		£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	161454	11 Junction Road, Reading, RG1 5SA	Redlands	Rear extensions measuring 6m in depth, with a maximum height of 3.2m, and 2.2m in height to eaves level.	02/08/2016	12/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161455	9 Junction Road, Reading, RG1 5SA	Redlands	Rear extension measuring 6m in depth, with a maximum height of 3.2m, and 2.2m in height to eaves level.	02/08/2016	12/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161268	15 Uplands Road, Caversham, Reading, RG4 7JG	Thames	Rear extension measuring 4m in depth, with a maximum height of 3.7m, and 2.6m in height to eaves level.	07/07/2016	22/08/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161487	44 Park Lane, Tilehurst, Reading, RG31 5DT	Tilehurst	Rear extension measuring 6m in depth, with a maximum height of 3.5m, and 2.5m in height to eaves level.	08/08/2016	21/09/2016		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	161469	425 Basingstoke Road, Reading, RG2 0JF	Whitley	Rear extension measuring 6m in depth, with a maximum height of 3.2m, and 2.9m in height to eaves level.	03/08/2016	13/09/2016		£172

## 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 Prior Approval - Class O, Part 3, GPDO 2016	161353	34-36 Carey Street, Reading, RG1 7JS	Abbey	Change of use of ground and first floor from B1(a)(offices) to C3 (dwellinghouses) to comprise 3 x 1 bed flats and 4 studio flats.	19/07/2016	13/09/2016		£2230
Office Prior Approval - Class O, Part 3, GPDO 2016	161270	1a Elm Park Road, Reading, RG30 2TP	Battle	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed and 2 x 2 bed self-contained flats.	06/07/2016	14/09/2016		£1845
Office Prior Approval - Class O, Part 3, GPDO 2016	161131	80a Brighton Road, Reading, RG6 1PS	Park	Change of use of ground floor from Class B1(a) (Offices) to C3 (dwelling houses) to comprise of 1 x 2 bed flat.	14/06/2016	16/09/2016		£305

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	
Telecommunications Notification - Prior Approval	161365	Corner of, Richmond Road, Caversham, Reading	Thames	Retention of 10m lamppost monopole as lamppost only and erection of 10m Alpha monopole with 1 no. additional cabinet	20/07/2016	14/09/2016	

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)	161207	22a Waylen Street, Reading, RG1 7UR	Abbey	Notification of Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B*) and any land within its curtilage to Dwelling houses (Class C3), comprising of 1x1 bed dwelling.	28/06/2016	23/08/2016		£305

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	161036	133 Caversham Road, Reading, RG1 8AS	Abbey	Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1) to a use falling within Class C3 (Dwellinghouses), comprising of 2 dwelling houses.	31/05/2016	31/08/2016		£305
Retail Prior Approval	161196	87-89 Caversham Road, Reading, RG1 8AN	Abbey	Prior approval for the change of use of part of building from A1 retail to 4 x 1-bed C3 dwellinghouses	27/06/2016	23/08/2016		£1075
Retail Prior Approval	161481	121 Grange Avenue, Reading, RG6 1DL	Park	Change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 x 1 bed flat.	08/08/2016	04/10/2016		£305

Demolition Prior Approval applications pending - None

Prior Notification applications pending - None



Table 2 - Prior-approval applications decided 5 July 2016 to 19 August 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	161176	7 Anstey Road, Reading, RG1 7JR	Abbey	Rear extension measuring 6m in depth, with a maximum height of 2.7m, and 2.7m in height to eaves level.	22/06/2016	02/08/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161082	27 Clifton Park Road, Caversham, Reading, RG4 7PD	Caversham	Rear extension measuring 4.5m in depth, with a maximum height of 3.1m, and 2.85m in height to eaves level.	07/06/2016	12/08/2016	Prior Approval Notification - Approval
Householder Prior Approval - Class A, Part 1 GPDO 2015	161238	10 Stanhope Road, Reading, RG2 7HL	Church	Rear extension measuring 6m in depth, with a maximum height of 3.55m, and 2.8m in height to eaves level.	04/07/2016	10/08/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161246	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.	04/07/2016	05/08/2016	Prior Approval NOT REQUIRED

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	161293	52 Basingstoke Road, Reading, RG2 0EL	Katesgrove	Rear extension measuring 4m in depth, with a maximum height of 2.9m, and 2.8m in height to eaves level.		12/08/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161144	24 Crown Street, Reading, RG1 2SE	Katesgrove	Rear extension measuring 6m in depth, with a maximum height of 3.95m, and 2.5m in height to eaves level.	16/06/2016	27/07/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161203	19 West Hill, Reading, RG1 2PN	Katesgrove	Rear extension measuring 3.3 metres in depth, with a maximum height of 2.73 metres and 2.5 metres in height to eaves level.	29/06/2016	04/08/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161295	54 Basingstoke Road, Reading, RG2 0EL	Katesgrove	Rear extension measuring 4m in depth, with a maximum height of 2.9m and 2.8m in height to eaves level.	08/07/2016	18/08/2016	Prior Approval NOT REQUIRED

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
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	11/07/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161031	26 Palmer Park Avenue, Reading, RG6 1DN	Park	Rear extensions measuring 6m and 4m in depth, with a maximum height of 2.45m, and 2.3m in height to eaves level.	31/05/2016	11/07/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161112	27 Regis Park Road, Reading, RG6 7AD	Park	Rear extension measuring 4.05m in depth, with a maximum height of 3.05m, and 2.25m in height to eaves level.	13/06/2016	21/07/2016	Prior Approval NOT REQUIRED
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	11/07/2016	Prior Approval NOT REQUIRED

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	161132	58 Carnarvon Road, Reading, RG1 5SD	Redlands	Rear extension measuring 6m in depth, with a maximum height of 3.6m, and 2.3m in height to eaves level; and side extension measuring 8.95m in depth, with a maximum height of 3.2m, and 2.2m in height to eaves level.	14/06/2016	27/07/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161209	69 Blenheim Road, Reading, RG1 5NG	Redlands	Rear extensions measuring 4m and 3m in depth, with a maximum height of 3.4m, and 2.15m in height to eaves level.	29/06/2016	04/08/2016	Prior Approval NOT REQUIRED
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	11/07/2016	Prior Approval NOT REQUIRED

Telecommunications Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Telecommunications Notification - Prior Approval	161201	Whitley Roundabout - Junction of Northumberland Avenue and Hartland Road, Reading		Replace 10 metre high telecommunications lamppost-style monopole with a 10 metre high 'phase 4' telecommunications monopole, with 1 no. additional equipment cabinet.	27/06/2016	12/08/2016	Prior Approval Notification - Approval

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)	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 Dwelling houses(Class C3). Comprising of 2 x 1 bed and 2 x 2 bed dwellings	09/05/2016	11/07/2016	Prior Approval Notification - Approval

#### Demolition Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Demolition Prior Approval	160661	Homebase, Kenavon Drive, Reading, RG1 3DH	Abbey	Application for prior notification of proposed demolition.	08/04/2016	18/07/2016	Application Withdrawn
Demolition Prior Approval	160970	Former Wickes Building, Weldale Street, Reading, RG1 7BW	Abbey	Application for prior notification of proposed demolition.	23/05/2016	26/07/2016	Application Withdrawn
Demolition Prior Approval	161075	Zoar Strict Baptist Chapel, South Street, Reading	Katesgrove	Application for prior notification of proposed demolition.	07/06/2016	10/08/2016	Prior Approval NOT REQUIRED

#### Prior Notification applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
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	Prior Approval Notification - Approval

Office to Residential Prior Approval applications decided - None

Retail to Residential applications decided - None