

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 JANUARY 2017	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 £714,964

(Office Prior Approvals - £659,907: Householder Prior Approvals - £44,892:
Retail Prior Approvals - £3290: Demolition Prior Approval - £1830: Storage Prior Approvals - £5045)

Figures since last report

Office Prior Approvals - £6770: Householder Prior Approvals - £1032

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 @ 20 December 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	162226	46 Prospect Street, Reading, RG1 7YG	Battle	Rear extension measuring 3.835m in depth, with a maximum height of 3.6m, and 2.6m in height to eaves level.	28/11/2016	08/01/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	162255	132 Winton Road, Reading, RG2 8HL	Church	Rear extension measuring 6.0m in depth, with a maximum height of 2.7m, and 2.4m in height to eaves level.	02/12/2016	22/01/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	162292	66 Waterloo Road, Reading, RG2 0AG	Katesgrove	Rear extension measuring 4.00m in depth, with a maximum height of 3.88m and 2.506m in height to eaves level.	08/12/2016	18/01/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	162284	47 Thirlmere Avenue, Tilehurst, Reading, RG30 6XP	Kentwood	Rear extension measuring 6.0m in depth, with a maximum height of 4.0m, and 3.0m in height to eaves level.	07/12/2016	17/01/2017		£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	162299	77 Balmore Drive, Caversham, Reading, RG4 8NN	Thames	Rear extension measuring 6.0m in depth, with a maximum height of 4.0m, and 3.0m in height to eaves level.	12/12/2016	22/01/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	162303	46 Stockton Road, Reading, RG2 8AH	Whitley	Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 2.8m in height to eaves level.	13/12/2016	23/01/2017		£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 use to dwellinghouse - Class O, Part 1 GPDO 2015	161994	23-25 Union Street and 49 Broad Street, Reading, RG1 1EU	Abbey	Change of use of first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 1-bed and 1 X 2-bed flats.	20/10/2016	20/12/2016		£305
Office use to dwellinghouse - Class O, Part 1 GPDO 2015	162096	Ground Floor Offices to the rear of, 128 Caversham Road, Reading, RG1 8AY	Abbey	Change of use of ground floor offices to the rear of 128 Caversham Road from Class B1(a) (Offices) to C3 (dwelling houses) to comprise of one dwelling.	04/11/2016	30/12/2016		£305

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office use to dwellinghouse - Class O, Part 1 GPDO 2015	162176	land to the rear of, 8 Prospect Street, Reading, RG1 7YG	Battle	Change of use of building from Class B1(a)(Offices) to C3(dwelling houses) to comprise of 3 x 1bed flats and 1 x 2bed flats.	18/11/2016	23/01/2017		£1075
Office use to dwellinghouse - Class O, Part 1 GPDO 2015	162305	9 Southern Court, South Street, Reading, RG1 4QS	Katesgrove	Change of use from Class B1(a) (Offices) to Class C3 (dwelling houses) to comprise of 16 self contained flats.	13/12/2016	07/02/2017		£5695

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	162209	324 Hemdean Road, Caversham, Reading, RG4 7QS	Thames	Change of use of ground floor from Class A1 (shops) to C3 (dwellinghouses)to comprise 1 x 2-bed flat.	24/11/2016	23/01/2017		£305

Telecommunications Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Telecommunications Notification - Prior Approval	162039	Forbury Retail Park, Kenavon Drive, Reading	Abbey	Replacement of existing 12.4m lamppost monopole with proposed 13.2m phase 4 lamppost pole, installation of 1 no. proposed equipment cabinet, plus ancillary apparatus.	27/10/2016	22/12/2016	
Telecommunications Notification - Prior Approval	162094	Pavement outside 114 Woodcote Road, Woodcote Road, Caversham, Reading	Thames	Notification of Prior Approval of the erection of a 10m slimline Alpha Pole, removal of antenna from lamppost monopole and returned back to use as lamppost only. 1 no. additional cabinet	04/11/2016	30/12/2016	
Telecommunications Notification - Prior Approval	162093	Land at Junction of Dunsfold Road and The Meadway, Tilehurst, Reading	Tilehurst	Notification of Prior Approval for replacement of existing 12m monopole with a proposed 13.5m phase 4 monopole, installation of 1 no. proposed equipment cabinet plus ancillary apparatus	04/11/2016	30/12/2016	

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	162240	The Wren School, 61-63 Bath Road, Reading, RG30 2BB	Southcote	Application for prior notification of proposed demolition.	30/11/2016	25/01/2017		£305

Prior Notification applications pending - None

Storage to Residential Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 24 November 2016 to 20 December 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	162064	125 Elgar Road, Reading, RG2 0DH	Katesgrove	Rear extension measuring 6m in depth, with a maximum height of 2.5m, and 2.3m in height to eaves level.	01/11/2016	15/12/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	161980	148 Rodway Road, Tilehurst, Reading, RG30 6DU	Kentwood	Rear extension measuring 4m in depth, with a maximum height of 3.1m, and 2.4m in height to eaves level.	18/10/2016	28/11/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	162062	62 Erleigh Road, Reading, RG1 5NH	Redlands	Rear extension measuring 5.493m in depth, with a maximum height of 3.6m, and 2.7m in height to eaves level.	09/11/2016	07/12/2016	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	162120	82 Donnington Gardens, Reading, RG1 5LZ	Redlands	Rear extensions measuring 5.05m and 4.65m in depth, with a maximum height of 2.91m, and 2.85m in height to eaves level.	09/11/2016	07/12/2016	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 dwellinghouse - Class O, Part 1 GPDO 2015	161958	11 Bridge Street, Reading, RG1 2LR	Abbey	Change of use of Upper Two Floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise three flats.	14/10/2016	12/12/2016	Prior Approval Notification - Approval
Office use to dwellinghouse - Class O, Part 1 GPDO 2015	161902	First floor, 65b Brunswick Street, Reading, RG1 6NY	Minster	Change of use of first floor only from Class B1(a) (offices) to C3 (dwellinghouses) to comprise of one dwelling.	06/10/2016	30/11/2016	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	162090	115 Oxford Road, Reading, RG1 7UH	Abbey	Change of use of first and second floors from Class A1 (shops) to C3 (dwellinghouses) to comprise of 1 x 2 bed flat and 1 studio flat.	03/11/2016	30/11/2016	Application Withdrawn

Storage to Residential Prior Approval applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Storage or distribution centre to dwellinghouse - Class P	161917	930 Oxford Road, Tilehurst, Reading, RG30 6TJ	Kentwood	Notification of Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within the curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use of the existing basement from storage (B8) to Residential (C3), to 1 x 1 bed dwelling.	10/10/2016	05/12/2016	Prior Approval Notification - Approval

Prior Notification applications decided - None

Demolition Prior Approval applications decided - None

Telecommunications Prior Approval applications decided - None