

READING BOROUGH COUNCIL

REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	31 May 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 £786,777

(Office Prior Approvals - £725,561: Householder Prior Approvals - £49,536:
Retail Prior Approvals - £4200: Demolition Prior Approval - £2135: Storage Prior Approvals - £5045: Shop to Restaurant Prior Approval - £300)

Figures since last report

Office Prior Approvals - £31484: Householder Prior Approvals - £1548

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 @ 16 May 2017

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	170604	13 Salcombe Road, Reading, RG2 7LH	Church	Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.95m in height to eaves level.	13/04/2017	30/05/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170612	14 Rydal Avenue, Tilehurst, Reading, RG30 6XT	Kentwood	Rear extension measuring 5.5m in depth, with a maximum height of 3.95m and 2.5m in height to eaves level.	18/04/2017	04/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170659	24 Stone Street, Reading, RG30 1HU	Kentwood	Rear extension measuring 5m in depth, with a maximum height of 3.25m, and 2.8m in height to eaves level.	25/04/2017	08/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170675	18 Swansea Road, Reading, RG1 8EY	Abbey	Rear extension measuring 6m in depth, with a maximum height of 2.6m, and 2.3m in height to eaves level.	27/04/2017	07/06/2017		£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	170693	80 Ashampstead Road, Reading, RG30 3LG	Southcote	Rear extension measuring 5 metres in depth, with a maximum height of 4 metres and 2.2 metres in height to eaves level.	02/05/2017	22/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170709	32 Ripley Road, Tilehurst, Reading, RG30 6UD	Kentwood	Rear extension measuring 4m in depth, with a maximum height of 3.31m, and 3.29m in height to eaves level.	04/05/2017	20/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170748	104 Water Road, Reading, RG30 2NN	Norcot	Rear extension measuring 5m in depth, with a maximum height of 3m, and 2.8m in height to eaves level.	10/05/2017	20/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170749	27 North Street, Caversham, Reading, RG4 8JA	Caversham	Rear extension measuring 6m in depth, with a maximum height of 2.65m, and 2.35m in height to eaves level.	27/04/2017	07/06/2017		£172
Householder Prior Approval - Class A, Part 1 GPDO 2015	170754	79 Gosbrook Road, Caversham, Reading, RG4 8BN	Caversham	Rear extension measuring 3.73m in depth, with a maximum height of 3.41m, and 3.0m in height to eaves level.	12/05/2017	22/06/2017		£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 dwelling house - Class O, Part 1 GPDO 2015	170498	22-24 Cross Street, Reading	Abbey	Change of use of first, second and third floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 x 1-bed flats and 6 x studios.	28/03/2017	23/05/2017		£3000
Office use to dwelling house - Class O, Part 1 GPDO 2015	170512	Aspen House, 300 Kings Road, Reading, RG1 4HP	Redlands	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 78 flats.	30/03/2017	25/05/2017		£29334
Office use to dwelling house - Class O, Part 1 GPDO 2015	170555	130 Queens Road, Reading, RG1 4DG	Abbey	Change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise five flats (3 x 2 bed flats, 1 x 1 bed flat and 1 x studio).	05/04/2017	31/05/2017		£1460
Office use to dwelling house - Class O, Part 1 GPDO 2015	170714	78 London Street, Reading	Katesgrove	Change of use of basement, ground, first, second and third floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 no. 1 bed and 1 no. 2 bed flats.	05/05/2017	30/06/2017		£690

Telecommunications Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Telecommunications Notification - Prior Approval	170553	Pavement opposite 121, Kings Road, Reading	Redlands	Prior approval for removal of existing 14.4m lamppost monopole and erection of 15m Alpha monopole, installation of 1 no. proposed equipment cabinet plus ancillary apparatus	04/04/2017	30/05/2017	
Telecommunications Notification - Prior Approval	170554	Lampost opposite Buckingham Drive Service Station, Buckingham Drive, Emmer Green, Reading, RG4 8RZ	Peppard	Prior Approval for replacement of existing 12.5m monopole with a 13m phase 4 monopole and 1 no. equipment cabinet	04/04/2017	30/05/2017	

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	170619	4a Bridge Street, Caversham, Reading, RG4 8AA	Caversham	Change of use of ground floor from Class A2 (financial and professional services) to C3 (dwellinghouses) to comprise 1 x 1 bed flat.	18/04/2017	13/06/2017		£300

Shop to Restaurant Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Shop, Financial, Betting, Pay day, Casino to Restaurant/Cafe - Class C	170474	8 Prospect Street, Caversham, Reading, RG4 8JG	Caversham	Change of use from an A1 shop to an A3 restaurant under Schedule 2, Part 3, Class C of the General Permitted Development Order 2015	24/03/2017	19/05/2017		£300

Storage to Residential Prior Approval applications pending - None

Prior Notification applications pending - None

Demolition Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 12 April 2017 to 16 May 2017

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	170404	Felix Cottages, Kiln Road, Emmer Green, Reading	Peppard	Rear extension measuring 4.12m in depth, with a maximum height of 3.84m, and 2.7m in height to eaves level.	14/03/2017	24/04/2017	Application Permitted
Householder Prior Approval - Class A, Part 1 GPDO 2015	170472	72 Northumberland Avenue, Reading, RG2 7PP	Katesgrove	Rear extension measuring 6.0m in depth, with a maximum height of 3.2m, and 3m in height to eaves level.	24/03/2017	27/04/2017	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	170479	80 Combe Road, Tilehurst, Reading, RG30 4NE	Tilehurst	Rear extension measuring 3.5m in depth, with a maximum height of 2.820m, and 2.450m in height to eaves level.	27/03/2017	05/05/2017	Prior Approval NOT REQUIRED
Householder Prior Approval - Class A, Part 1 GPDO 2015	170510	5 Northcourt Avenue, Reading, RG2 7HE	Church	Rear extension measuring 6m in depth, with a maximum height of 3.89m, and 3m in height to eaves level.	30/03/2017	03/05/2017	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	170543	27 North Street, Caversham, Reading, RG4 8JA	Caversham	Rear extension measuring 6.0m in depth, with a maximum height of 2.5m, and 2.75m in height to eaves level.	04/04/2017	28/04/2017	Application Withdrawn

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	170314	3-4 Wesley Gate, Queens Road, Reading, RG1 4AP	Abbey	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 X 1-bed and 3 X 2-bed flats.	24/02/2017	12/04/2017	Prior Approval Notification - Approval
Office use to dwelling house - Class O, Part 1 GPDO 2015	170341	87 London Street, Reading, RG1 4QA	Katesgrove	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 4 X 1-bed flats on first floor, 3 X 1-bed and 1 X 2-bed flats on second floor and 1 X 1-bed flat to rear of ground floor. Front of ground floor to remain B1(a).	02/03/2017	26/04/2017	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	170262	Forbury Retail Park, Former Kodak building and Business / Industrial Units at 36 Kenavon Drive, Reading	Abbey	Prior notification for proposed demolition.	16/02/2017	13/04/2017	Prior Approval Notification - Approval
Demolition Prior Approval	170569	The Rising Sun Ph, 18 Forbury Road, Reading, RG1 1SB	Abbey	Application for prior notification of proposed demolition of the public house building.	07/04/2017	04/05/2017	Prior Approval Notification - Refusal

Prior Notification applications decided

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Prior Notification	170266	20 Tudor Road, Reading, RG1 1NH	Abbey	Notification for Prior Approval for installation of Solar PV equipment.	16/02/2017	13/04/2017	Prior Approval Notification - Approval

Telecommunications Prior Approval applications decided - None

Retail to Residential applications decided - None

Storage to Residential Prior Approval applications decided - None

Shop to Restaurant Prior Approval applications decided - None