

## TOWN AND COUNTRY PLANNING ACT 1990

ET Planning  
Emily Temple  
200 Dukes Ride  
Crowthorne  
RG45 6DS

**Applicant:**  
Charles Mills

### PART I - DETAILS OF APPLICATION

**Date of Application**

3rd January 2024

**Application No.**

**24/00024/PACOU**

### THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Application to determine if prior approval is required for a proposed: change the use of the current offices (Class E) on the first floor to a residential dwelling (Class C3)

6A Victoria Road, Mortimer Common, Reading, RG7 3SE

### PART II - DECISION

**Prior Approval is REQUIRED and GRANTED by the Local Planning Authority. for the proposed development. Please see below for the reasons:**

1. To comply with MA.2 (5) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), development must be completed within a period of 3 years starting with the prior approval date.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - (i) Application Form received on 03.01.2024;
  - (ii) Site Location Plan received on 03.01.2024;
  - (iii) Drawing 906-D-001 (Existing and Proposed Plans) received on 03.01.2024;
  - (iv) Drawing 906-D-002 (Existing and Proposed Elevations) received on 03.01.2024;
  - (v) Drawing 906-E-211 (Section CC) received on 03.01.2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The development hereby permitted shall be carried out in accordance with the Acoustic Design Review (R9837-1 Rev 0) received on 28.02.2024. The sound insulation measures shall retained in that condition thereafter.

Reason: In the interest of protecting the amenity of future occupiers of the flat from the commercial unit at ground floor as required by paragraph MA.2 (2)(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This condition is applied in accordance with NPPF, Policies OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies (2007) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

4. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with MA.2 (6) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. Paragraph 9A of Article 3 of the Town and Country Planning (General Permitted Development) (England) 2015 (as amended) permission will not be granted to any dwellinghouse permitted under Schedule 2 unless the dwellinghouse complies with the Technical Housing Standards - Nationally Described Space Standard (2015). In order to comply with Nationally Described Space Standard the maximum occupation of the proposed flat is 2 bed 4 persons.

Reason: To comply with Article 3 of the Town and Country Planning (General Permitted Development) (England) 2015 (as amended).

6. Prior Approval is NOT REQUIRED for contamination risks, flooding risks, impact on the character or sustainability of a conservation area, introduction of a dwellinghouse in a general or heavy industry site, the loss of services and fire risk.

7. Prior Approval is REQUIRED and GRANTED for transport impacts, impacts of noise from a commercial premises and adequate natural light.

## INFORMATIVES

1 This development results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. You are advised to submit a Notice of Chargeable Development at your earliest opportunity. A Liability Notice setting out further details, and including the amount of CIL payable will then be sent to you. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).

2 This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.

For further information regarding this notice or any other matters relating to the decision, please contact **Customer Services** on: **01635 519111**.

Decision Date :- 27th March 2024

**Bob Dray**  
**Development Manager**