

PN CLASS MA COMMERCIAL TO RESI **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 October 2024

Application Number: 242194

Location: 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. The development must be completed within a period of 3 years starting with the prior approval date.

Reason: In accordance with the condition outlined in MA.2.(5) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- Environmental Noise Survey and Noise Impact Assessment Report, Hann Tucker Associates, 31590/NIA1-R1, 4th July 2024.
- 1101_59CR_AL_0_004 Revision 12
- 1101_59CR_AL_0_005 Revision 12
- 1101_59CR_AL_0_006 Revision 12
- 1101_59CR_AL_0_009 Revision 12
- 1101_59CR_AL_0_010 Revision 12

The plans and drawings listed above were all received by the Local Planning Authority on 28/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: As prior approval is given based on the submitted plans and information only.

3. C3 Use Only - 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 the condition outlined in MA.2.(6) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

4. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water - sealed at ground level have been

submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

5. The development shall not be occupied until the on-site refuse storage area has been provided in accordance with the approved drawing (s)/details. The storage area shall be permanently retained as so- approved and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: To ensure the transport impacts of the development are acceptable in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

6. The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: To ensure the transport impacts of the development are acceptable in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

7. Prior to first occupation of the development hereby permitted, the recommendations for separating floor construction given in the Environmental Noise Survey and Noise Impact Assessment Report, Hann Tucker Associates, 31590/NIA1-R1, 4th July 2024, must be implemented in full.

Reason: To ensure satisfactory noise attenuation measures are installed in accordance with MA.2.(2)(d) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Recommendation and conditions/reasons agreed: *MC*

Date: 09.10.2024

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**