

**EASTERN AREA PLANNING COMMITTEE
20TH NOVEMBER 2019**

UPDATE REPORT

Item No:	(3)	Application No:	19/01658/FUL	Page No.	69-83
-----------------	------------	------------------------	---------------------	-----------------	--------------

Site: The Rectory, Englefield Road, Theale, Reading, Berkshire, RG7 5AS

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: David Mitchell

Ward Member(s): Councillor Alan Macro

1. Clarification

The use of the proposed building is considered to fall within Use Class B1a (offices).

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional conditions.

13. Permitted development restriction (additional)

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions or alterations to the building which would otherwise be permitted by Schedule 2, Part 7, Class F of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of

conserving the setting of the surrounding designated heritage assets. This condition is applied in accordance with the National Planning Policy Framework (2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

14. **Use Class restriction (additional)**

The premises shall be used solely as offices (Use Class B1A) and for no other purpose of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or an order revoking and re-enacting that Order, with or without modification).

Reason: Careful consideration has been given to this application for planning permission and any other use may not be acceptable on the site. This condition is imposed in accordance with the National Planning Policy Framework 2019 and Policies, CS13, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.