

Notice of Article 4 Direction residential development

READING BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order")

Notice of the confirmation of a Non-immediate Direction under Article 4

NOTICE IS GIVEN that READING BOROUGH COUNCIL confirmed a non-immediate Direction ("the Direction") on 31 October 2022 under Article 4(1) of the Order. The direction was made on 10 November 2022.

Description of Development: The Direction applies to development falling within the following classes of Schedule 2 of the Order ("Development"):

Part 3, Class MA: development consisting of a change of use of a building or any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) ("the UCO") to a use falling within Class C3 (dwelling houses) of Schedule 1 of the UCO within the identified areas listed below;

Part 3, Class M: development consisting of a change of use of a building or any land within its curtilage from the following sui generis uses:

- hot food takeaway,
- betting office,
- payday loan shop, or
- launderette

of Schedule 2 to the UCO to a use falling within Class C3 (dwelling houses) of Schedule 1 of the UCO within the identified areas listed below;

Part 3, Class N: development consisting of a change of use of a building or any land within its curtilage from the following sui generis uses:

- casino or
- amusement arcade

of Schedule 2 to the UCO to a use falling within Class C3 (dwelling houses) of Schedule 1 of the UCO within the identified areas listed below;

Part 20, Class ZA: development consisting of the demolition of the following Class C3 uses:

- single, purpose built, detached block of flats or
- single, detached office, light industrial or research and development building

of Schedule 2 to the UCO and replacement by the following uses falling within Class C3 (dwelling houses) of Schedule 1 of the UCO:

- detached block of flats or
- detached house
- within the identified areas listed below;

Part 20, Class AA: development consisting of up to two additional residential storeys on a detached building in use for:

- retail (Class E(a)),
- financial and professional services (Class E(c)),
- restaurant and café (Class E(b)),
- office, research and development or light industrial (Class E(g)),
- betting shop, payday loan shop or launderette (sui generis) or
- a mix of the above uses or a mix of the above uses with residential (Class C3).

of Schedule 2 to the UCO within the identified areas listed below;

Part 20, Class AB: development consisting of up to two additional residential storeys on a two or more storey terraced building or one additional residential storey on a one storey terraced building in use for:

- retail (Class E(a)),
- financial and professional services (Class E(c)),
- restaurant and café (Class E(b)),
- office, research and development or light industrial (Class E(g)),
- betting shop, payday loan shop or launderette (sui generis) or
- a mix of the above uses or a mix of the above uses with residential (Class C3).

of Schedule 2 to the UCO

within the identified areas listed below as shown in the Second Schedule of the Direction (“Relevant Areas”);

- the town centre as defined in the Reading Borough Local Plan;
- district and local centres, as defined in the Local Plan;
- core employment areas, as defined in the Local Plan;
- other primarily commercial or retail locations; and
- areas with the poorest levels of air quality.

Effect of the Direction: From 15 November 2022, permission granted by the Order shall not apply to Development carried out within the Relevant Areas described above, unless express planning permission is granted by Reading Borough Council on an application made to them.

In accordance with Article 4 (2) (a) of the Order, the Direction does not affect the carrying out of Development where in relation to that Development the prior approval date occurs before the date on which the Direction comes into force on 15 November 2022 and the development is completed within a period of 3 years starting with the prior approval date

A copy of the Direction, including the map defining the Relevant Areas, can be viewed at Reading Borough Council Civic Offices, Bridge Street, Reading RG1 2LU from 9am to 5pm Monday to Friday (apart from Bank Holidays) between 2 November and 16 December 2022 or on our [page about Article 4 directions](#)

The direction will come into force on 15 November 2022.