

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 191639
Application type: Full Planning Approval

Applicant: Rabbit Vehicle hire Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of existing buildings to be replaced with one temporary building and palisade fencing. Retrospective consent sought.

At: 14 Wolsey Road Caversham Reading RG4 8BY

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 14 November 2022



RE

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 14 Wolsey Road Caversham Reading RG4 8BY

Application No: 191639

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Received on 27 April 2020

8907-PL-05 Rev E - Floor Plan

8907-PL-06 Rev D - Block Plan

Received on 10 October 2019

8907-PL-07 Rev D - Elevations

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

2. The building, which is the subject of this permission, shall be removed and the land shall be restored to its former condition on or before 14 November 2027 in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority, unless a new planning application to extend this date is approved before 14 November 2027.

REASON: The temporary design and appearance of the building is not one that the Local Planning Authority would normally support other than for a limited period, having regard to the materials and type of structure proposed. Permission is given because a case has been made for the retention of the temporary building on site in accordance with Policy CC7 and EM4 of the Reading Borough Local Plan 2019.

3. Any cleaning/valeting of vehicles on the site shall only be associated with the vehicle hire use of the site and shall only be undertaken within the cleaning bay designated for this use. Cleaning of vehicles shall be undertaken with hand tools, vacuum cleaners and pressure- washers only and no fixed equipment is approved by virtue of this planning permission.

Reason: in order for the Local Planning Authority to control noise break-out from such activities in the interests of the residential amenities of nearby properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

4. No machinery shall be operated, no vehicles shall be prepared or operated out and no deliveries taken at or dispatched from the site outside the hours of 8.30am to 6pm

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Mondays to Fridays, 8.30am to 1pm on Saturdays and not at any time on Sundays or Bank Holidays.

Reason: to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

5. The site shall not be used for major repairs, panel beating or paint spraying.

Reason: as this planning permission relates only to the retrospective relocation of the temporary structure in association with the vehicle hire use and to ensure that the operation is not unduly harmful to the amenities of neighbouring properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or an agreed extended timescale for the decision to be issued.
2. This planning permission does not approve or imply any advertisements and separate Advertisement Consent may be required for any related signage.
3. Oil interceptors should be used in the discharge from the cleaning operations into the sewerage system. Please contact Thames Water for further advice.

Date: 14 November 2022



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.