Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Michael Thomas
5 New Road
Reading
RG1 5JD

Application No: 02/01513/FUL

Applicant: Mr M Barratt And Dr S Walker

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Proposal: Demolition of existing dilapidated coach house and store; and construction of new studio and cycle store ancillary to the main residential dwelling.

At: 37 Upper Redlands Road Reading RG1 5JE

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: 6th February 2003

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 37 Upper Redlands Road Reading RG1 5JE

Application No: 02/01513/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling at 37 Upper Redlands Road. Reason: as it is considered that the development hereby permitted is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area.

3. This permission relates only to the application as changed by drawings CHR03B and CHR04B which were received by the local planning authority on 24th January 2003. Reason: as some plans were changed and to clarify which plans are approved.

4. Notwithstanding the plans hereby approved, there shall be no extension made to the mezzanine floor area. Reason: in order that the approved south facing fixed velux windows are out of practical reach for viewing purposes and, hence, in order to protect the amenities of adjacent residential properties.

5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

6. Notwithstanding the approved plans (drawing no's CHR03B and CHR04B), the development hereby approved shall ulitise non opening velux windows in the south facing roofline. Moreover, the velux window relating to the shower room shall utilse obscure glazing and shall be thereafter maintained with obscure glazing. Reason: in this interests of privacy.

7. Prior to commencement of development, plans showing the design of foundations to minimise impact on the adjacent Beech tree shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in

Date: 6th February 2003

David Gworthy

Head of Planning and Transport

accordance with the approved details. Reason: In order to offer proper protection to the existing Beech tree, which is of amenity value in the Redlands Conservation Area.

8. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

9. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

10. Prior to commencement of development, tree protection measures to BS 5837 shall be erected around the Beech tree and kept in place for the duration of the constructions works; and no materials or plant shall be stored underneath the canopy of this tree at any time. Reason: in order to offer proper protection to the existing Beech tree on site.

11. No development or demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and apporved in writing by the local planning authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with PPG16 (Archaeology and Planning).

INFORMATIVES

1 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

2 The applicant should be aware of the requirements of the Party Wall Act in relation to the development hereby approved.

Date: 6th February 2003

David Gworkey

Head of Planning and Transport

pp