

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

**APPLICATION FOR PLANNING PERMISSION IN ACCORDANCE WITH REGULATION 3
OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

To: Reading Borough Council
Civic Centre
Bridge Street
Reading
RG7 1AE

Application No: 211928
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

In accordance with Section 70 of the Town and Country Planning Act 1990 and the above mentioned Regulations **READING BOROUGH COUNCIL** as local planning authority hereby **GRANT** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Temporary Change Use of private amenity land for the purpose of providing temp parking for a period of 18 months (Part Retrospective).

At: Land adjoining 24 Lesford Road Reading RG1 6DX

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: 4 January 2022



Head of Planning, Development
& Regulatory Services

RE

Application At: Land adjoining 24 Lesford Road Reading RG1 6DX

Application No: 211928

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The use of the land as vehicle parking hereby approved shall cease, all structures, plant, materials and all other equipment related to the use hereby permitted shall be removed from the land and the site shall be restored to its former condition on or before 04/08/2023 in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: The type of use is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given because the use addresses a specific need in providing temporary vehicle parking to residents during Phase 1 and Phase 2 of the Wensley Road development in accordance with Policies CC7, TR3 and TR5 of the Reading Borough Local Plan.

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

- Site Location Plan - HTA-A_DR_0001
- CellPaveTM AP Data Sheet
Received on 29/11/2021
- Temporary Parking Plan - HTA-A_DR_0003 Rev C
Received on 31/01/2022

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.

3. Prior to the installation of any external lighting, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Date: 4 January 2022



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REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

4. The safety signage as demonstrated on the approved plans shall remain in place on site for the duration of use as a car park and all signage removed thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

5. The raised kerbs (along Wensley Road and Lesford Road) and grass verge (along Wensley Road) shall be reinstated to their former condition and finished appearance by 04/09/2023 (removing the dropped kerbs and vehicle crossing installed to facilitate the use for this temporary planning permission).

REASON: The type of development is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of use proposed. Permission is only given because the use addresses a specific need in providing temporary vehicle parking to residents during Phase 1 and Phase 2 of the Wensley Road development in accordance with Policies CC7, TR3 and TR5 of the Reading Borough Local Plan.

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 agreed extended timescale for the decision to be issued.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

3. With respect to compliance condition 5; please see photos of the former condition of the kerbs and verges to Wensley Road and Lesford Road prior to the development of the site as a temporary car park. It will be expected for these areas to return to the appearance as demonstrated in the below photographs.

Date: 4 January 2022



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Wensley Road



Lesford Road

Date: 4 January 2022



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