



The Keen Partnership
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RG30 2UA

Frances Martin
Executive Director for Economic Growth
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Civic Offices, Bridge Street,
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Our Ref: 201716

Your Ref: PP-09305697-v1

Direct: ☎ 01189374150

e-mail: Tom.Hughes@reading.gov.uk

4 May 2022

Your contact is: Tom Hughes, Planning

Dear Mr Bashier,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201716

Application type: Approval of Conditions

Address: 576 Oxford Road Reading RG30 1EG

Proposal: Discharge of conditions 4 (postal addresses), 6 (bicycle storage), 7 (noise assessment), 8 (air quality), 9 (CMS) of planning permission 200248/VAR.

I refer to your application as described above.

Condition 4 of planning permission 200248/VAR states:

'No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.'

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Notification to Residents Parking team of addresses

It is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission 200248/VAR.

Condition 6 of planning permission 200248/VAR states:

'No development shall commence on site until a plan showing how four cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.'

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Drawing No: PL-08 - Proposed Site Plan

Following consultation with the Council's Transport Development Control Officer, it is confirmed that the proposed arrangement of bicycle parking is **NOT** acceptable. Clarification was requested during the course of the application with regard to the construction of the storage, access into the storage and the type of secure stands within the storage. You were invited to supply amended plans illustrating the addition required details, but no further details have been forthcoming. The decision has therefore been taken to determine the application on the basis of the information supplied.

The submitted details are hereby **NOT** approved pursuant to condition 6 of planning permission 200248/VAR.

Condition 7 of planning permission 200248/VAR states:

'No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.'

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.'

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Proposed MVHR System Plans

Declaration of Conformity
Acoustic Consultancy Report
Brink Excellent 180 Technical Specifications

Following consultation with the Council's Environmental Protection Officer, it is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 7 of planning permission 200248/VAR.

Condition 8 of planning permission 200248/VAR states:

'No development shall take place above foundation level until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.'

REASON: In order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Proposed MVHR System Plans
Declaration of Conformity
Acoustic Consultancy Report
Brink Excellent 180 Technical Specifications

Following consultation with the Council's Environmental Protection Officer, it is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 8 of planning permission 200248/VAR.

Condition 9 of planning permission 200248/VAR states:

'No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- b) Provisions to be made for the control of noise coming from the site during demolition and construction;*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.'

Pursuant to this condition, the following information has been supplied:

Construction Method Statement
CMS Plan

Following consultation with the Council's Transport Development Control Officer, it is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 9 of planning permission 200248/VAR.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

SDV

PP

Tom Hughes

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

