

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

APPLICATION FOR FULL PLANNING PERMISSION

To: Day Tanner Partnership Ltd
6 Academy Court
36b Church Street
Caversham, Reading, Berkshire
RG4 8AU

Application No: 140260
Application type: Full Planning Approval

Applicant: Elegant Homes (Caversham) 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.

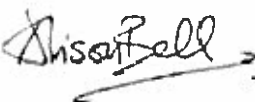
Proposal: Erection of a single building containing 8 flats: 1 x 3-bedroom duplex, 2 x 2-bedroom and 5 x 1-bedroom (amended description).

At: Arthur Legge Centre 1 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: 22nd July 2014



Sharon Bell
Director of Environment
& Neighbourhood Services





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Application At: Arthur Legge Centre 1 Wolsey Road Caversham Reading RG4 8BY

Application No: 140260

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three 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 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

01 (site survey) dated September 2011

3138/01 A, dated January 2014

3138/02 A, dated 12 May 2014

3138/03 A, dated 12 May 2014

3138/04 B, dated 12 May 2014

Reason: to clarify which drawings have been approved.

3. No development shall take place until details and samples of all the materials to be used in the construction of the external surfaces of the development, including window frames, have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: in the interests of the visual appearance of the building and the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

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(G) Footpath Closures /Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 and Policy DM12 of the Sites and Detailed Policies Document 2012.

5. No development shall take place until full details of boundary treatments to the perimeter of the site, in accordance with the principles set out on drawing 3138/02A, have been submitted to and approved in writing by the local planning authority. The boundary treatments shall be carried out in accordance with the approved details before any part of the development is occupied and retained as approved at all times thereafter.

Reason: in the interest of the appearance and amenities of the local area and neighbouring properties. In accordance with policy CS7 of the Reading Borough LDF Core Strategy 2008.

6. No development shall take place 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 is such that the indoor ambient noise levels do not exceed the 'good' values as detailed in Table 5 of BS 8233:1999. 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.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 and Policy DM4 of the Sites and Detailed Policies Document 2012.

7. No development shall commence until details of artificial bird boxes and bat bricks/boxes, including their location, have been submitted to and approved in writing by the local planning authority. The approved boxes/bricks shall be installed prior to occupation of the development and thereafter retained as approved.

Reason: to promote biodiversity and nature conservation on the site. In accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008.

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8. No development shall commence until the access for the site has been constructed in accordance with the approved drawings. The access shall be retained as such at all times thereafter.

Reason: In the interests of road safety in accordance with Policy DM12 of the Sites and Detailed Policies Document 2012.

9. No development shall take place until full details of both hard and soft landscaping, in accordance with the principles set out on drawing 3138/02A, have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials;

(b) planting plans (including tree planting) - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate).

Reason: in the interest of ensuring that the landscaping of the development enhances the appearance of the local environment in accordance with Policy CS7 of the Reading Borough LDF Core Strategy and DM18 of the Sites and Detailed Policies Document.

10. The hard and soft landscaping works shall be carried out in accordance with the details approved pursuant to Condition 4. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority. Any trees or plants that, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 and DM18 of the Sites and Detailed Policies Document 2012.

11. A landscaping maintenance and management plan, including long term objectives, management responsibilities and maintenance schedules for the landscaped areas shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of the landscaped areas on the site in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008.

12. The development hereby approved shall not be occupied until the following windows have been glazed with obscured glass and shall be non-opening below a height

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of 1.7m above the floor level of the room that they serve (allowing for an opening top fanlight only):

Flat 5 - South facing kitchen window

Flat 5 - West facing bathroom window

Staircase - first and second floor west and south facing windows

The windows shall be retained as such at all times thereafter.

Reason: In the interest of the privacy of the occupiers of the adjoining properties in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 and Policy DM4 of the Sites and Detailed Policies Document 2012.

13. No dwelling within the development hereby approved shall be occupied until secure, covered and lockable bicycle storage spaces have been provided, and equipped with secure cycle stands, in accordance with the approved plans. This area shall not be used for any purpose other than bicycle parking and storage at any time thereafter.

Reason: To encourage travel by sustainable alternatives to the motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 and SPD Revised Parking Standards and Design 2011.

14. No dwelling within the development hereby approved shall be occupied until the secure refuse bin storage areas have been provided in accordance with the approved plans. These areas shall not be used for any purpose other than refuse storage at any time thereafter.

Reason: To ensure that adequate provision is made for the storage and collection of refuse, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008.

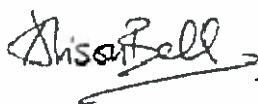
15. The development hereby permitted shall be carried out in accordance with the Code for Sustainable Homes Pre-Assessment and the final development shall attain a minimum Level 3 in accordance with the Code. Before any dwelling is occupied, a post-construction review shall have been carried out by a licensed assessor which shall be submitted to the local planning authority and confirm that the dwellings meet the above standard.

Reason: To ensure that the development achieves a reasonable level of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 and Policy DM1 of the Sites and Detailed Policies Document 2012.

16. The residential flats hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential flats hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of

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neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy and Revised Parking Standards and Design SPD 2011.

17. In connection with the implementation of this permission no demolition and construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 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 occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy and Policy DM4 of the Sites and Detailed Policies Document 2012.

18. In the event that land contamination is found during the course of development, development shall be halted on the part of the site affected and it shall be reported in writing to the local planning authority. Development shall not recommence until a risk assessment has been undertaken in order to establish whether further remediation measures are necessary, and where necessary a remediation scheme, together with a timetable for its implementation, has been submitted to and approved in writing by the local planning authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report shall be submitted to and approved in writing by the local planning authority. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008.

19. All ground floor dwellings shall be constructed so as to comply with the Lifetime Homes standards prior to first occupation of the ground floor dwellings. Reason. To ensure that, where possible, the development provides a range of dwelling types to meet the needs of different groups in the community, in accordance with Policy DM5 of the Sites and Detailed Policies Document 2012.

20. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flats hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential flats for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential flats. Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to

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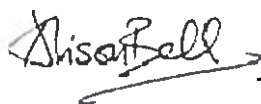
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the already high level of on street car parking in the area. In accordance with Policy CS24 of the Reading Borough LDF Core Strategy and Revised Parking Standards and Design SPD 2011.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to secure appropriate revisions to the appearance of the building and landscaping design to allow permission to be granted.
2. The attention of the developer 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. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to 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 adopted RBCS policy CS24. The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.
4. A building regulations application is required for the development. Please contact Building Control on 0118 937 2449 for further advice.
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. You are reminded that the construction (and demolition) of the development will be subject to environmental health law and you are referred to:
<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

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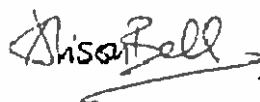
6. The Council's Highway section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services.

7. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

8. Any works affecting the highway will be required to be carried out in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". Licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Transport Strategy Section of the Reading Borough Council website.

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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.

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 www.planningportal.gov.uk/pcs.

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.