

**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: Projects Team - Reading Borough
Council
19 Bennet Road
Reading
RG2 0QX

Application No: 220190
Application type: Regulation 3 Planning
Approval

Applicant: Projects Team - 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: Property improvement works and Thermal efficiency upgrades to 31 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include 5, 8, 10, 11, 12, 23, 24, 26, 27, 28, 42, 50, 51, 54, 55, 56, 59, 60, 61, 64, 66, 83, 87, 89 Bramshaw Road. 1, 4, 8 Wimborne Gardens. 158 Thirlmere Ave. 13 Ringwood Road. 61 Lyndhurst Road. 67 Lyndhurst Road. (Part Retrospective)

At: Various Addresses 5 Bramshaw Road Reading RG30 6AT

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: 01/04/2022



RJE
Head of Planning, Development
& Regulatory Services

Application At: Various Addresses 5 Bramshaw Road Reading RG30 6AT

Application No: 220190

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

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

- Location Plan 1
- Location Plan 2
- Site Plan - 5 to 28 Bramshaw Road
- Site Plan - 42 to 66 Bramshaw Road
- Site Plan - 50 to 89 Bramshaw Road
- Site Plan - 13 Ringwood Road
- Site Plan - 1 to 8 Wimborne Gardens
- Site Plan - 158 Thirlmere Avenue and 61 to 67 Lyndhurst Road
- Retained Window and Sill (Flush Frame) - EWI System with PPC Aluminium Oversill - W-RET-P-003 Rev 1
- Overhanging Eaves - Ventilated Soffit Board (1) - RFS002A
- PermaRock SiliconeUltra K & R Finishes - Datasheet

Received on 11/02/2022

- Reading Borough Council Requirements for Heat Pump Installation

Received on 10/03/2022

- PUZ-WM85VAA(-BS) Ecodan R32 Monobloc Air Source Heat Pump Data Sheet

Received on 16/03/2022

- Proposed Elevations - PM/02-8 BRAM - Rev - 1 - 2022
- Proposed Elevations - PM/02-8 WIM - Rev - 1 - Mar 2022
- Proposed Elevations - PM/02-5 BRAM - Rev - 1 - Mar 2022
- Proposed Floor Plans - Demonstrating Air Source Heat Pumps (Not to Scale)

Received on 29/03/2022

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.

2. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Date: 01/04/2022



RJE
Head of Planning, Development
& Regulatory Services

3. The proposed Air Source Heat Pump units hereby approved shall be installed in accordance with the approved plans and specifications and thereafter the Air Source Heat Pump units shall be permanently retained and maintained in accordance with the approved specifications.

REASON: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 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 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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

Date: 01/04/2022



RFE
Head of Planning, Development
& Regulatory Services