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

APPLICATION FOR FULL PLANNING PERMISSION

To: Colony Architects
The Wine Store
Brewery Court
Theale
RG7 5AJ

Application No: 210767
Application type: Full Planning Approval

Applicant: Mr Paul Humphreys

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: Retrospective permission for conversion of office to 2 flats and extension for a lobby

At: 39a Armour Road Tilehurst Reading RG31 6HA

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: 30 July 2021

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Head of Planning, Development
& Regulatory Services

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Application At: 39a Armour Road Tilehurst Reading RG31 6HA

Application No: 210767

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CONDITIONS & REASONS

Time limit for works to be carried out

1. The development hereby permitted shall be carried out in full as shown on the approved plans listed in Condition 2 and completed within 8 weeks of the date of this permission. This means that:
   A) The windows shall be replaced or refurbished so that only the upper panes can be opened and can only be opened inwards. The fixed lower panes shall be covered up or provided with dense obscure glazing as shown on the approved Ground Floor plan 202-05-10 and Rear Elevation Plan 202-05-11 and thereafter so retained.
   B) The communal front door shall be relocated and the associated works (low wall and making good) shall be completed in full as shown on the approved plans and thereafter so retained.

   REASON: As this planning permission is granted permission retrospectively it is necessary and reasonable to set a time limit for the works to be completed. This is to ensure that these properties no longer present a nuisance to occupiers of the dwellings at the rear of the site and in the interests of the safety of residents and visitors to the two flats when entering or leaving the flats from the shared driveway that provides pedestrian access to the flats and pedestrian and vehicular access to the dwellings at the rear. This is in accordance with Policy CC8, CC7 and TR3 of the Reading Borough Local Plan 2019.

Approved Plans

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
   Drawing No: 202-05-11 Proposed Rear Elevation
   Drawing No: 202-05-14 Proposed Side Elevation
   Drawing No: 202-05-15 Proposed Section
   received on 14 May 2021

   Drawing No: 202-05-12 Proposed Front Elevation
   Drawing No: 202-05-13 Proposed Side Elevation
   received on 28 July 2021

   Drawing No: 202-05-10 Proposed Ground Floor
   received on 29 July 2021

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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.

No change of use

3. Notwithstanding the provisions of Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) the development hereby approved shall only be used as one bedroom apartments (Use Class C3) and shall not benefit from the permitted change to a small house in multiple occupation (Use Class C4).
   REASON: As this is a constrained site and unrestricted intensification of occupation could harm the amenities of neighbouring properties and harm the character and appearance of the area in general and should therefore be controlled in accordance with Policy H8 and CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.

2. There may be a requirement for submission of a Building Regulations application for the proposed alterations to windows. Contact Building Control on 937 2449 for advice.

3. 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.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall

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5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.

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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.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.