



Reading
Borough Council
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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 TO VARY CONDITION UNDER SECTION 73 OF THE TOWN AND
COUNTRY PLANNING ACT 1990**

To: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 200960
Application type: Variation of Condition

Applicant: Mr Bilbil Shehu

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Variation of condition 2 (approved plans) of planning permission 161768 [Conversion of existing building into 2 flats], namely for various minor material amendments including the retention of an external stair access to basement level for ancillary space for the ground floor flat, a boundary wall, the removal of a corner window, replacement windows and door, and the provision of a cycle store and altered bin store facilities (part-retrospective application) (amended description)

At: 85 Bedford Road Reading

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: 28 January 2021

Head of Planning, Development
& Regulatory Services

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Application At: 85 Bedford Road Reading

Application No: 200960

Application type: Variation of Condition

CONDITIONS & REASONS

1. Condition 1 of the original planning permission (3 years for implementation - Ref 161768/FUL) is no longer relevant, as the permission has already begun.

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

E.01 Existing Cellar, Ground & First Floor and Site Plan;

E.02 Existing Front, Rear and Flank Elevations;

E.03 Existing Sections;

As received 20/09/2016.

BS85-BR:02 Rev A Proposed Bin Store

As received 07/07/2020

15 468 PL02 Rev R1 Existing and Proposed North Street Scene, Elevations and Section;

As received 18/08/2020

BS85-BR:01 Rev B Proposed Cycles Store

As received 25/09/2020

15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans

As received 11/10/2020

Reason: To clarify which plans have been approved.

3. Any materials to be used in refurbishment of the external surfaces shall match those used in the existing building unless where otherwise stated on the approved plans.

Reason: To ensure that the development remains in keeping with the character and appearance of the existing building, in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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4. Condition 4 of the original planning permission (submission of postal address details prior to occupation - Ref 161768/FUL) is no longer relevant, as the RBC Street Naming & Numbering team has confirmed to the LPA that the full postal addresses for the two flats were confirmed on 16/01/2018 as Flats 1 & 2, 85 Bedford Road, Reading, RG1 5EY.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically 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 Policies TR3 and TR5 of the Reading Local Plan 2019.

6. Within 6 months of this decision the bicycle parking facilities shall be provided in accordance with the plans hereby approved (BS85-BR:01 Rev B Proposed Cycles Store As received 25/09/2020 and 15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans As received 11/10/2020). The facilities shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Local Plan 2019.

7. The existing "Hill's Rubber Co Ltd" painted sign at first floor, east elevation (side) indicated on approved drawing 15 468 PL02 Rev R1 Existing and Proposed North Street Scene, Elevations and Section, as received 18/08/2020, (and any subsequent replacement drawing approved by the local planning authority), shall be retained in its current position and form at all times hereafter and shall not be altered.

Reason: To preserve the heritage significance of the non-designated heritage asset and the character and appearance of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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8. Within 6 months of this decision the refuse and recycling facilities shall be implemented fully in accordance with those details shown on the approved plans (BS85-BR:02 Rev A Proposed Bin Store as received 07/07/2020; 15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans As received 11/10/2020) and thereafter be retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5 and CC7 of the Reading 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 agreed extended timescale for the decision to be issued.

2. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

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. i) 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.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and 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 Council's website.

5. 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

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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.

6. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

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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.