

**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: Mrs Sareen
28B Clarence Street
Dartmouth
TQ6 9NW

Application No: 170365
Application type: Full Planning Approval

Applicant: Jamait Ahle Hadith Reading

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: Replacement of existing rear single storey extension with a two storey extension, and introduction of two dormer windows within the main rear roof slope, and associated internal works, to allow for community uses ancillary to the ongoing use of the building (comprising Nos. 29 & 31) as a Mosque with ancillary residential accommodation (Partly retrospective), Amendment to permission 11/00583/FUL to alter the roof design and associated internal changes.

At: 29 Cumberland Road Reading RG1 3LB

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 June 2017



Head of Planning, Development & Regulatory Services *RE*

Application At: 29 Cumberland Road Reading RG1 3LB

Application No: 170365

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CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this full planning decision.

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 permitted shall be carried out in accordance with the following approved plans and details received 7th March 2017:

JAH 100 A Master Site Plan and Master Block Plan

JAH 500 A Proposed basement floor plan

JAH 501 A Proposed ground floor plan

JAH 502 A Proposed first floor plan

JAH 503 A Proposed second floor plan

JAH 601 A Proposed east elevation

JAH 602 A Proposed North elevation

JAH 603 A Proposed south elevation

JAH 604 A Proposed west elevation

JAH 700 A Proposed section (to show basement)

Design and Access Statement

Prayer Spaces Information Document received 19th April 2017

Email re roofing material received 18th May 2017

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development including brick, block work cladding, decorative terracotta window surrounds, decorative brick door surrounds, roof materials and rooflights have been submitted to and been approved in writing by the local planning authority. The development shall thereafter be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

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



Date: 28 June 2017

Head of Planning, Development & Regulatory Services *RE*

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.

(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).

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 protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with SDPD Policy DM12.

5. (a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facilities have been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facilities shall be kept free from obstruction and available for the approved use at all times.

Reason: to encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

6. During Friday Jumrah Prayers in the prayer hall/s as shown on approved plan JAH 100A in Condition 2 above, no further public activities shall take place within any other part of the building Reason: In the interests of ensuring the development can be accommodated without detriment to the local highway network and neighbour amenity Policies: RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM12 and Policy DM4 - Safeguarding Amenity

7. No more than 210 persons shall occupy the site (as shown on approved plan JAH 100 A in Condition 2 above) at any one time.



Date: 28 June 2017

Head of Planning, Development & Regulatory Services *RE*

Reason: In the interests of ensuring the development can be accommodated without detriment to the local highway network and neighbour amenity

Policies: RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM4 - Safeguarding Amenity and SDPD Policy DM12.

8. The use of the development as permitted for community purposes shall not be used for the public outside of the following times:

09.00hrs - 22.00hrs Monday to Saturday

09.00hrs - 21.00hrs Sundays and Bank Holidays.

Reason: to protect occupiers of nearby properties from disturbance at unreasonable hours from the operation of the activity.

Policies: RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM4

9. The use of the development as a mosque shall not commence before dawn (daybreak - when the sky begins to lighten) and be restricted to finish by 23.15hrs.

Reason: to protect occupiers of nearby properties from disturbance at unreasonable hours from the operation of the activity.

Policies: RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM4 - Safeguarding Amenity.

10. No amplified calls to prayer shall be made from the premises and no external speakers shall be installed at the premises.

Reason: in the interests of the amenity of surrounding residential occupiers.

Policies: RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM4 - Safeguarding Amenity.

11. At all times, the windows approved or any replacement windows in the north (front) and south (rear) elevations and roof slopes of the building shall be non-opening unless agreed otherwise in writing by the local planning authority. No additional windows or openings shall be inserted into the north or south elevations or roof slopes of the building.

Reason: In the interests of the privacy of surrounding residential occupiers and ensuring the maintained acceptable appearance of the building and SDPD Policy DM4 - Safeguarding Amenity.

12. The residential flat contained within the building shall be used at all times for residential accommodation ancillary to the operation of Nos. 29 and 31 Cumberland Road as a mosque, cultural and community facility, and not for separate residential occupation.

Reason: as the ancillary residential accommodation may not be suitable for separate occupation SDPD Policy DM8 - Residential Conversions.

13. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to



Date: 28 June 2017

Head of Planning, Development & Regulatory Services 

13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with SDPD Policy DM4 - Safeguarding Amenity.

14. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: in the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008 and SDPD Policy DM4 - Safeguarding Amenity.

15. No mechanical plant shall be installed unless and until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The predicted rating level, L_Ar,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive façades shall be at least 10dB below the existing background sound level, L_A90,T when all plant/equipment (or any part of it) is in operation. The plant shall only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

Reason: to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 and Policy DM4

16. The proposed basement (as shown permitted Plan JAH 500 A in Condition 2 above). shall be used only for ancillary storage and ancillary ablution space Reason: To avoid over intensification of use of the building and detriment to the local highway network and neighbour amenity RBLDFCS Policy CS34 - Pollution and Water Resources and SDPD Policy DM4 - Safeguarding Amenity.

17. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall be used for a mosque with cultural and community use only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: as another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of surrounding residents and highway safety, in accordance with SDPD policies DM4 and DM12.



Date: 28 June 2017

Head of Planning, Development & Regulatory Services *RE*

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. Please note the pre-commencement conditions which also apply to the permission, for which separate applications to discharge the relevant conditions will also be required.
2. 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, as will the on-going operation of the development as approved.
3. 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 target or agreed extended timescale for the decision to be issued.
4. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NIL Charge. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf
5. This development will require separate approval under the Building Regulations. Please contact the Council's Building Control service on (0118) 937 2449 for further advice.
6. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree any 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 week's notice to obtain details of underground services on the applicants' behalf.



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Reading
Borough Council

Working better with you

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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.