Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks

Application No: 02/00112/FUL

Applicant: Michael Shanly Homes

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Erection of 4x three bed and 2x four bed dwelling houses.

At: 71A-75 Henley Road Caversham 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: 11th June 2002

David Gworthy

Head of Planning and Transport DG

Reading
BOROUGH COUNCIL

Application At: 71A-75 Henley Road Caversham Reading

Application No: 02/00112/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

2. This permission relates only to the application as changed by drawings 415-pln-202 (Revision A), 514-pln-203, 514-pln-204, and 514-pln-201 (Revision D). Reason: as some plans were changed and to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance

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with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

6. Development shall not begin until details of the means of vehicular access to the site have been submitted to and approved in writing by the local planning authority and the vehicular access has been constructed in accordance with those approved details. Details to include sight lines, gradients and method of construction (including materials). Reason: as no such details have been submitted and in the interests of road safety.

7. Before any development is commenced space shall be provided within the site to accommodate the storage of plant and materials used in constructing the development; this facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

8. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 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 local residents from unreasonable disturbances from works connected with implementing this permission.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no further development shall be carried out on plot 1 of the proposed development without the permission of the local planning authority. Reason: as unrestricted development or various minor operations to or around the curtilage of the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

10. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no first floor windows or other openings in the west elevation of plot 1 or in the east elevation of plot 6, other than those shown on the approved plans, shall be constructed. Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

12. No materials or plant shall be stored under the canopies of any of the trees on site. Reason: to protect the existing trees on site.

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13. Before any development, including demolition, is commenced the following plans and details of existing trees to be retained are required to be submitted to and approved in writing by the local planning authority:]

a) A plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c & d below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;

e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and protected.

14. Such tree protection as required by the above condition shall be erected around all retained trees at a distance of no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

15. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

16. The applicant is required to submit a schedule of works specifically in relation to the general maintenance of the mature trees on site. Specifically, this should include details on

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the removal of dead wood, crown lifting and the severing of attached ivy. Reason: in order to protect and maintain the existing trees on site.

17. The applicant is required to continue to maintain a watching brief in relation to potential badger sets on this site. Should the sets show any signs of re-occupation the opinion of an indepenedent ecological consultant should be sought. Reason: In order to fully evaluate the potential activity of badgers on this site and to enable their protection.

INFORMATIVES

0 A Section 106 Legal Agreement relates to this application. The main heads of terms include: a financial contribution of £17,599 towards education infrastructure improvements to be paid by the applicant prior to commencement of development on this site.

0 A licence to construct the access on the public highway must be obtained from (EMI) Technical Services under section 184 of the Highways Act 1980.

0 As instructed by English Nature, the applicant is required to continue to maintain a watching brief in relation to potential badger sets on this site. Should the sets show any signs of re-occupation the opinion of an independent ecological consultant should be sought. Reason: in order to fully evaluate the potential activity of badgers on site and to enable their protection as badgers are a protected species under the Protection of Badgers Act (1992).

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