



**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: Motik Consultancy Associates
14 Southwold Close
Lower Earley
Reading
RG6 3UB

Application No: 152018
Application type: Full Planning Approval

Applicant: Mrs Shabana Begum

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: Change of use from Class A1 retail to Class A5 hot food takeaway (resubmission of application 151319).

At: 133 Wokingham Road Reading RG6 1LW

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: 14 January 2016

AA

Head of Planning, Development
& Regulatory Services



Application At: 133 Wokingham Road Reading RG6 1LW

Application No: 152018
Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three 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 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

15133/01B dated December 2015, received 6 January 2016

Reason: to clarify which drawings have been approved.



152018 Decision notice.pdf



Application At: 133 Wokingham Road Reading RG6 1LW

Application No: 152018

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three 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 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

15133/01B dated December 2015, received 6 January 2016

Reason: to clarify which drawings have been approved.

3. Notwithstanding Condition 2, the use hereby approved shall not be commenced until all parts of the kitchen extract system, including all noise attenuation measures have been provided in accordance with the following details:

Proposed Kitchen Extract Ventilation System External Noise Assessment ref. MDR/J2809a dated 7 January 2016

The measures shall be retained in accordance with the approved details at all times thereafter.

Reason: To ensure appropriate control of plant noise in the interests of the amenity of neighbouring residential properties. In accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. The use hereby approved shall not be commenced until all odour control measures have been provided in accordance with the following details:

Specification For Proposed Canopy Extraction System by EKON, received 11 December 2015

The measures shall be retained in accordance with the approved details at all times thereafter.

Date: 14 January 2016

AA

Head of Planning, Development
& Regulatory Services



Reading
Borough Council
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Reason: To ensure appropriate control of odour in the interests of the amenity of neighbouring residential properties. In accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

5. The use hereby approved shall not be commenced until the altered access from Wokingham Road has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015).

6. The premises shall not be open for customers outside the hours of 08.00 to 22.00 daily.

Reason: To prevent harm to the amenity of neighbouring residential uses due to noise and disturbance, in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. No deliveries shall be received at, or sent from, the premises outside the hours of 08.00 to 22.00 daily.