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 FOR FULL PLANNING PERMISSION

To: Mrs Michael Rowe
8 The Beeches
Elsley Road
Reading
RG31 6RQ

Application No: 210758
Application type: Householder

Applicant: Mrs Michael Rowe

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: Relocation of Boundary Fence and Removal of Shared Access

At: 8 The Beeches, Tilehurst, Reading, RG31 6RQ

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: 2nd August 2021

JW
Head of Planning, Development
& Regulatory Services

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Application At: 8 The Beeches, Tilehurst, Reading, RG31 6RQ

Application No: 210758
Application type: Householder

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
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 not be carried out except in accordance with the following approved plans and accompanying details:

Drawing No: MA132.01.01/6, *Proposed Plans and Elevations*, received 21 June 2021

Email from Applicant dated 18 June 2021 (18:05hrs) setting out fence materials and specification.

REASON: to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. This permission shall not extend to permit any fencing or other boundary treatment except that shown between location 'X' and location 'Y' on drawing MA132.01.01/6, *Proposed Plans and Elevations*, received 21 June 2021.
REASON: For the avoidance of doubt and to clarify the extent of this permission in the interests of the character of the area in accordance with Policies H9 and CC7 of the Reading Borough Local Plan 2019.

4. The existing access that currently leads to No.8 The Beeches from the shared driveway area across which the approved fence extends as shown on approved drawing 'MA132.01.01/6, *Proposed Plans and Elevations*, received 21 June 2021' shall be stopped up and abandoned the day after the development hereby approved is commenced. Thereafter all vehicular and pedestrian access to No.8 The Beeches shall be via the independent driveway connecting directly to The Beeches adopted highway only.
REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

5. The existing hedge shall be retained and maintained at all times in accordance with the elevation and plan view details shown on drawing MA132.01.01/6, *Proposed Plans and*

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Elevations, received 21 June 2021 unless otherwise approved in writing by the Local Planning Authority.
REASON: in the interests of the landscaped character of the existing development and surrounding area, and to maintain the environmental and wildlife benefits of hedging in accordance with Policies CC7 and EN14 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) 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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 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. This permission only concerns matters relevant to Planning. It does not affect existing private property rights including any land under separate ownership which may not be under the control of the Developer. The Developer is advised to obtain independent legal advice in respect of such matters. 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

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application.

Date: 2nd August 2021

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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.