

**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: Colin Dawson Associates
1 Malvern Way
Twyford
Reading
RG10 9PY

Application No: 151942
Application type: Full Planning Approval

Applicant: Miss A Thomas

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: Construction of one bedroom end of terrace dwelling

At: Land Adjacent To 68 Swainstone Road Reading RG2 0DX

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: 23rd February 2017


Head of Planning, Development
& Regulatory Services

Application At: Land Adjacent To 68 Swainstone Road Reading RG2 0DX

Application No: 151942

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. This permission relates only to the following drawings received on 3 June 2016:

- Drawing No. D1234 - 04A - Site/Block (Proposed) and Location Plans
- Drawing No. D1234 - 05A - Planning Proposals - Floor Layout Plans
- Drawing No. D1234 - 06A - Planning Proposals - Elevations

Reason: to ensure the completion of the development in accordance with the approved plans and details.

3. No development shall take place before samples of the materials to be used on the external surfaces and details of external doors and windows to be used on this development have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved materials, doors and windows shall be used in the construction of the development.

Reason: As the success of this development will rely on its appearance being in keeping with the rest of the terrace.

Core Strategy Policy CS7

4. Provision of garage parking space

Prior to occupation of the new dwelling hereby approved the garaged vehicle parking space shall be properly provided in accordance with the approved drawing. The garage parking space shall thereafter only be used for the parking of motorised vehicles at all times.

Reason: To ensure that the approved parking space is provided and remains available for parking to reduce the likelihood of roadside parking which could be an inconvenience and danger to other road users.

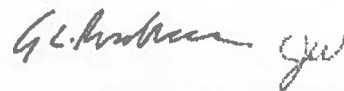
Core Strategy Policy CS24 & SDPD Policy DM12.

5. Bicycle storage

The covered bicycle storage spaces shown on the approved drawings shall be provided before occupation of the dwelling hereby approved. Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies.

Core Strategy Policies CS23 and CS24.

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6. Access constructed before occupation

Prior to occupation of the additional dwelling, the access to the garage and house shall be constructed in accordance with the approved details, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway. The existing access to the site shall be stopped up and abandoned prior to occupation of the development. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority. Reason: In the interests of road safety and maintenance of the highway.

Core Strategy Policy CS20 & SDPD Policy DM12.

7. Parking permits 1

The dwelling hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the unit. Such notification shall be addressed to the Council's Planning Manager quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new dwelling hereby approved, and thus 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.

Core Strategy Policy CS24.

8. Parking Permits 2

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the dwelling hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the room for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the letting room.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be 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.

Core Strategy Policy CS24.

9. Construction Management Statements - transport

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 be shown on a Plan not less than 1.500.

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- (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 safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance
Core Strategy Policy CS20 & SDPD Policy DM12.

10. Bin Stores

Prior to occupation of the additional dwelling, the bin storage area as shown on approved drawing D1234-04 shall be provided and this area shall not thereafter be used for any purpose other than bin storage. Reason: To ensure that adequate provision is made for the storage and collection of refuse.

Core Strategy Policy CS2 & SDPD Policy DM12.

11. Garden & frontage

Details of how the private garden areas and the front forecourt area are to be laid out and enclosed (boundary treatments) shall be submitted to the local planning authority for its written approval. Thereafter, the garden areas and front forecourt area and boundary treatments shall be laid out and provided as approved before first occupation of the new dwelling.

Reason: To ensure that adequate provision is made for the residential amenities of future occupants

Core Strategy Policy CS7 & SDPD Policy DM4.

12. Construction Method Statement (noise & dust control)

No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

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Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

SDPD Policy DM4.

13. Hours of Working - construction and demolition phase

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

SDPD Policy DM4.

14. PD rights removed

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) Article 3, Schedule 2, Part 1, Class A, no dormer windows or other roof extensions, no rear or side extensions or outbuildings at the dwelling hereby approved (other than the shed shown on the approved plan) shall be constructed.

Reason: as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled.

Core Strategy CS7 & SDPD Policy DM4

NOTE: changes of use from C3 to C4 use are restricted by an article 4 direction in this area - check the Council's website for more details.

INFORMATIVES

1. The LPA has acted positively and proactively to approve this application within the agreed extended timescale.
2. Conditions 3, 9 & 12 above are pre-commencement conditions because it is necessary and practical to have the details required by them to be approved before any works commence.
3. 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.
4. The applicant's 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.

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5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property or footpath, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control.

6. The occupiers of the house will not be 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. The site is located close to local facilities, with frequent public transport services on nearby roads. The conditions above place a requirement that the Council be notified of postal address of the house before its occupation and that the occupiers/transferees are informed of the prohibition on entitlement to a car parking permit.

7. There should be no burning of waste on the site. For further information about construction and demolition nuisance law the applicant is referred to:
<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

8. Highways information

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.

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 be made aware 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 at <http://www.reading.gov.uk/ltp/General.asp?id=5X9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the 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 weeks' notice to obtain details of underground services on the applicants' behalf.

9. A S106 agreement relates to this planning permission to secure a financial contribution towards the provision of affordable housing.

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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.