

**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: Matthew Hammant
Robert Rigby Architects
42 Portman Road
Reading
Perkins
RG30 1EA

Application No: 181176
Application type: Full Planning Approval

Applicant: Snowstorm Ltd

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: 1 x two storey four-bedroom dwelling (amended description)

At: Land adjacent to 25 Tredegar Road Emmer Green Reading RG4 8QE

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: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

Application At: Land adjacent to 25 Tredegar Road Emmer Green Reading RG4 8QE

Application No: 181176

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within 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 be carried out in accordance with the following approved plans:

Drawing no.s

1807/100 rev A - Location Plan

Received by the Local Planning Authority on 9th July 2018

1807/320 rev F - Proposed Elevations (1 of 2) North & East Elevation 1807/311 rev E - Proposed First Floor & Second Floor/Roof Plan 1807/321 rev E - Proposed Elevations (2 of 2) South & West Elevation 1807/300 rev D - Block Plan

1807/310 rev F - Proposed Ground Floor Plan

Received by the Local Planning Authority on 18th March 2019

1807/301 rev F - Proposed Site Plan

Received by the Local Planning Authority on 9th May 2019

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

3. The development hereby approved shall not be commenced, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided

Date: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and 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 Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

5. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

6. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

7. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally

Date: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

required to be planted. Reason: in the interests of the character and appearance of the new development and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

8. The development hereby approved shall not be carried out other than in accordance with the J.A. Consulting Arboricultural Impact Assessment ref. AIA 01 Rev-3 dated 12/06/19 received by the Local Planning Authority on 27th June 2019 and the J.A. Consulting Arboricultural Method Statement ref. AMS 01 dated 12th April 2019 received by the Local Planning Authority on 15th April 2019.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

9. No development shall take place until a plan has been submitted to and approved in writing by the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected to include gaps (10cm high) at the base in appropriate locations to facilitate the movement of small mammals across the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development hereby permitted is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: To ensure wildlife is not adversely affected by the proposed development in accordance with Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

10. No development shall take place until a plan has been submitted to and approved in writing by the local planning authority indicating the position and specification of bird boxes to be placed on and around the new building. The approved bird boxes shall be installed before the development hereby permitted is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: To ensure wildlife is not adversely affected by the proposed development in accordance with Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

11. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Reading Borough Local Plan 2019.

Date: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

12. 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 extensions, roof enlargements, outbuildings, windows, doors or other openings, other than those shown on the approved plans, shall be constructed within the development hereby approved.

Reason: Due to the proximity to neighbouring dwellings in the interests of maintaining the green buffer with the adjacent Highdown Wood, in accordance with Policies CC7, EN12 and CC8 of the Reading Borough Local Plan 2019.

13. In connection with the implementation of this permission, no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 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 occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

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 EN16 and CC5 of the Reading Borough Local Plan 2019.

15. The dwelling hereby permitted shall not be occupied until the vehicle parking spaces including garage, have been provided in accordance with drawing no. 1807/301 ref F - Proposed Site plan received by the Local Planning Authority on 9th May 2019. The approved spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy TR5 of the Reading Borough Local Plan 2019.

16. The dwelling hereby permitted shall not be occupied until the visibility splays as shown on drawing no. 1807/300 rev D - Block Plan received by the Local Planning Authority on 18th March 2019 have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

17. The dwelling hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with drawing no. 1807/301 ref F -

Date: 26th March 2020



Head of Planning, Development
& Regulatory Services

Proposed Site plan received by the Local Planning Authority on 9th May 2019. The access shall be retained as approved thereafter.

Reason: In the interests of road safety in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

18. No external lighting shall be installed within the site except in accordance with details that shall have previously been submitted to, and approved in writing by, the Local Planning Authority. The details shall include a plan indicating the locations of the light(s), specifications, height, luminance; lens shape/beam pattern and any hoods/shades. Once installed, the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: To prevent light adversely affecting wildlife in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

19. No development shall take place until details of finished floor levels relative to existing ground levels and fixed datum points have been submitted to and been approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

Reason: As insufficient detail of these matters has been submitted and in order to ensure a satisfactory relationship between the proposed development and adjacent dwellings and in the interests of visual amenity in accordance with Policies CC8 and CC7 of the Reading Borough Local Plan 2019.

20. The new dwelling hereby permitted shall not be occupied until details of an electric vehicle (EV) charging point comprising a layout plan and specification and details of other supporting infrastructure reasonably required to enable an EV charging point to be provided, has been submitted to and approved in writing by the Local Planning Authority.

The dwelling shall not be occupied until the EV charging point has been fully provided in accordance with the approved details. The EV charging point shall be maintained for vehicle charging in accordance with the approved details at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

INFORMATIVES

1. 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-

Date: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

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 CHARGEABLE. 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

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. 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. i) 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.

ii) 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 note 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 from the Council's website.

5. 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.

6. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

7. 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.

8. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any

Date: 26th March 2020



Head of Planning, Development
& Regulatory Services

development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

Date: 26th March 2020



SDV

Head of Planning, Development
& Regulatory Services

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.

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.