

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR APPROVAL OF RESERVED MATTERS

To: Mr Alex Omirou
61 Sandringham Road
Maidenhead
SL6 7PL

Application No: 200900
Application No: Approval of Reserved
Matters

Applicant: Mr Alex Omirou

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** THE APPEARANCE,
LANDSCAPING and SCALE Reserved Matters in respect of the following development.

Proposal: Approval of reserved matters relating to previously approved application 171243

At: 45b Whitley Wood Lane 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: 4 December 2020



BCN

Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

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

Drawing No:

- Proposed Location & Block Plan | 1709-300 Rev A | Received 29 June 2020
- Proposed Site Plans | 1709-301 Rev A | Received 29 June 2020
- Proposed Elevations & Floor Plans | N/A | Received 29 June 2020
- Proposed Landscape Plan | G91001 001 Rev B | Received 12 November 2020
- Swift Bricks Plan | N/A | Received 12 November 2020
- Various Details Plan | G91001 002 | Received 17 September 2020
- Proposed Notes & Schedules | G91001 003 Rev A | Received 17 September 2020
- Planning Statement | N/A | Received 29 June 2020
- Construction Method Statement | N/A | Received 30 September 2020

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

2. As required by condition 7 of outline application 171243, the details received pursuant of this condition shall be fully implemented with the approved plans condition (Condition 1 (above)). For the sake of clarity, the documents/plans relating to APPEARANCE are as follows:

- Proposed Elevations & Floor Plans | N/A | Received 29 June 2020
- Swift Bricks Plan | N/A | Received 12 November 2020
- Planning Statement page 5 (materials) | N/A | Received 29 June 2020

The southern elevation within the proposed elevations and floor plans document is replaced by the swift bricks plan received on 12th November 2020. The development shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy CC7 of the Local Plan (2019).

3. As required by condition 5 of outline application 171243, the details received pursuant of this condition shall be fully implemented with the approved plans conditions (Condition 1 (above)). For the sake of clarity, the documents/plans relating to LANDSCAPING are as follows:

- Site Plan - 1709-301 Rev A - received 29 June 2020
- Landscape Plan - G91001 001 Rev B - received 12 November 2020

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- Various Details - G91001 002 - received 17 September 2020
- Notes & Schedules - G91001 003 Rev A - received 17 September 2020
- Swift Bricks Plan - N/A - received 12 November 2020
- Planning Statement - 29 June 2020

The development shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To improve the appearance of the site in the interests of biodiversity, ecology and the natural environment in accordance with Policies EN12 and EN14 of the Local Plan (2019).

4. As required by condition 8 of outline application 171243, the details received pursuant of this condition shall be fully implemented with the approved plans conditions (Condition 1 (above)). For the sake of clarity, the documents/plans relating to BICYCLE PARKING are as follows:

- Proposed Landscape Plan | G91001 001 Rev B | Received 12 November 2020
- Planning Statement page 5 (Cycle Storage) | N/A | Received 29 June 2020

The development shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1, TR3 and TR5 of the Local Plan (2019).

5. As required by condition 9 of outline application 171243, the details received pursuant of this condition shall be fully implemented with the approved plans conditions (Condition 1 (above)). For the sake of clarity, the documents/plans relating to BIN STORAGE are as follows:

- Proposed Landscape Plan | G91001 001 Rev B | Received 12 November 2020
- Planning Statement page 5 (Bin Storage) | N/A | Received 29 June 2020

The development shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1, TR3 and TR5 of the Local Plan (2019).

6. As required by condition 12 of the Outline permission, the details received pursuant of this condition shall be fully implemented with the approved plans conditions (Condition 1 (above)). For the sake of clarity, the documents/plans relating to the CONSTRUCTION METHOD STATEMENT are as follows:

- Construction Method Statement | N/A | Received 30 September 2020

The development shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1, TR3 and TR5 of the Local Plan (2019).

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

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(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.

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