

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Studio Lime Architects
Suite 6
2 Portland Street
Bristol
BS8 4JA

Application No: 190983
Application type: Variation of Condition

Applicant: Fisherman's Cottage Ltd.

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Variation of conditions 10 and 11 (BREEAM) of planning permission 180625.

At: The Fishermans Cottage Ph Kennet Side Reading RG1 3DW

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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Application At: The Fishermans Cottage Ph Kennet Side Reading RG1 3DW

Application No: 190983

Application type: Variation of Condition

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years from the date on which the original permission was granted (Ref 180625 granted on 27 June 2018).

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/documents:

1803(PL)10 Rev P2 - Proposed Lower Ground Floor, as received 02/05/18
1803(PL)11 Rev P2 - Proposed Upper Ground Floor, as received 02/05/18
1803(PL)12 Rev P2 - Proposed Site Plan Roof Level, as received 02/05/18
1803(PL)20 Rev P1 - Proposed Site Sections, as received 02/05/18
1803(PL)21 Rev P1 - Proposed Site Sections, as received 02/05/18
1803(PL)30 Rev P1 - Proposed Site Elevations, as received 02/05/18
1803(PL)31 Rev P1 - Proposed Site Elevations, as received 02/05/18
2492-5-2 DR-0001 Rev S3-P3 - Landscape Proposals, as received 11/04/18

Reason: To clarify which drawings have been approved and in the interests of proper planning.

3. 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:

a) 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

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- b) location on site for storage of plant and materials used in constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) 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 CS20, and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

4. No room within the extension hereby permitted shall be occupied until all vehicle parking spaces have been provided in accordance with approved plan 1803(PL)11 Rev P2 - Proposed Upper Ground Floor, as received 02/05/18. The 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 CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

5. No room within the extension hereby permitted shall be occupied until the bicycle parking facility for the building has been provided in accordance with approved plan 1803(PL)11 Rev P2 - Proposed Upper Ground Floor, as received 02/05/18. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

6. No room within the extension shall be occupied until the bin storage facility shown on approved plan 1803(PL)11 Rev P2 - Proposed Upper Ground Floor, as received 02/05/18

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has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. No development shall take place until a Japanese Knotweed eradication strategy has been submitted to, and approved in writing by the local planning authority. The strategy shall include details of and timescales for knotweed eradication, and, if the knotweed has not been eradicated at the time of commencement of works, details of the measures to be put in place to ensure that works do not cause its spread. The eradication strategy shall be carried out in accordance with the approved details unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: To ensure that Japanese knotweed is controlled and not spread, thereby avoiding a significant adverse effect on biodiversity. More specifically, Japanese Knotweed is an invasive species listed on Schedule 9, Section 14, of The Wildlife and Countryside Act and can have an adverse effect on biodiversity by outcompeting native species. For this reason, it is illegal to cause its spread in the wild. This is in accordance with Policies CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

8. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plan 2492-5-2 DR-0001 Rev S3-P3 - Landscape Proposals, as received 11/04/18. 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 interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

9. 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

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planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

10. No development shall take place until a copy of BREEAM Pre-assessment, in accordance with the BREEAM Sustainability Standard and carried out by a licensed assessor, demonstrating compliance with a minimum standard of BREEAM 'Pass' rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015) and SPD Sustainable Design and Construction (2011).

11. Within 3 months of the first occupation of any room hereby approved, a BREEAM post-construction review report, in accordance with the BREEAM Sustainability Standard and carried out by a licensed assessor, demonstrating that the development has attained as a minimum the 'Pass rating' standard set out in the BREEAM Pre-assessment referred to in the above condition has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015) and SPD Sustainable Design and Construction (2011).

12. 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) no enlargement, improvements or other alteration to the building hereby permitted shall be carried out and no building or enclosures shall be erected or installed within the curtilage of the building(s) without the express planning permission from the local planning authority.

Reason: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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13. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal building as a drinking establishment (Class A4). The extension shall not be used or occupied as a separate residential dwelling or dwellinghouse (Class C3), house in multiple occupation (Class C4 or Sui Generis) or standalone hotel accommodation (Class C1) without the express planning permission from the local planning authority.

Reason: To accord with the terms of the application, to ensure the extension is not used for unauthorised purposes and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties, the character of the locality and/or noise, traffic congestion and excessive on-street parking, in accordance with Policies CS10 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. This notice relates only to the changes to conditions 10 and 11 of planning permission 180625. It shall only be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. 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.

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4. The Local Planning Authority has worked positively and proactively with the applicant during the assessment of the variation of condition application, to enable a positive officer recommendation to be made.

5. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

6. There should be no burning of waste on the site.

7. 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 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.

8. 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.

9. 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.

10. 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.

11. 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, 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. 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

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