

**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: Mr Matthew Chamberlain
8 Star Road
Caversham
Reading
RG4 5BS

Application No: 191100
Application type: Full Planning Approval

Applicant: Mr Matthew Chamberlain

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: Demolition of bungalow and erection of two storey, 4 bed dwelling

At: 153 Hemdean Road Caversham Reading RG4 7QU

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: 23 October 2019



Head of Planning, Development
& Regulatory Services

Application At: 153 Hemdean Road Caversham Reading RG4 7QU

Application No: 191100

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:

1976_PLN_001 Rev. E Location Plan (received 8/7/19)

1976_SKE_191007_01 Proposed Site Plan Extension and refurbishment (received 7/10/19) [includes Ground Plan]

1976_SKE_190705_04 Proposed Plans & Elevations Extensions & Refurbishment

1976_SKE_190705_05 Contextual Site Section, Existing & Proposed Section YY

1976_SKE_190705_06 Contextual Site Section, Existing & Proposed Section XX

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

3. The external materials to be used in the construction of this development shall be as follows:

- Reference No. 1976_SCH_930_Material Schedule B, prepared by Ayre Chamberlain Gaunt, received 15 February 2019

- Drawing No. 1976_ASD_600 Revision A, Assembly details window package, received 15 February 2019

- Guttering: Alutec - Alligator / Boxer gutter system (120mmx80mm profile) & flush fit square downpipe (72mm sq), all pre finished to paint colour RAL 1035 to match external metalwork, as detailed in e-mail dated 24 March 2019

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area. Policies: CS7, CC7

4. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents. Policies: CS34, DM4, EN15, EN16

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5. Construction of the development hereby permitted shall only be undertaken in accordance with the construction management plan entitled, '153 Hemdean Road Construction Management Plan', dated 7/10/19 and plan ref. 1976_GAD_121 'Proposed Site Plan, Site Logistics Plan' (undated, received by the Local Planning Authority on 7/10/2019).

The measures within the approved Plan and logistics plan 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. Policies: CS34, DM4, DM12, CC8, TR3

6. The parking and access arrangements as set out in the approved plans in Condition 2 above shall at all times be kept available for parking and access at all times.

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. Policies: CS24, DM12, TR3, TR5

7. No development hereby approved shall commence until a hard/soft landscaping scheme has been submitted to and approved by the Local Planning Authority to include:

- Details of protection measures for retained vegetation around the perimeter for approval;
- Proposed soft landscaping scheme and implementation details for approval;
- If any new boundary fencing is proposed around the rear of the site this will need to include ground level holes to allow small mammal foraging.

Reason: as no details have been submitted and in the interests of the character and appearance of the development. Policies: CS7, CS36, CS38, EN12, EN14, EN18

8. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping scheme as set out in the approved plans and as may be approved by the details pursuant to Condition 7 above. 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. Hard landscaping shall be implemented in full no later than first occupation of the dwelling hereby approved.

Reason: in the interests of the character and appearance of the new development.

Policies: CS7, CS36, CS38, EN12, EN14, EN18

9. The dwelling hereby approved shall be built to the higher water efficiency standard as set out under Regulation 36(3) of the Building Regulations, with the dwelling to

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achieve at least a minimum of 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

Reason: to ensure that the development is carried out in accordance with sustainable building standards. Policies: H5

10. The dwelling hereby approved shall be built to be accessible and adaptable in line with Part M4(2) of the Building Regulations.

Reason: in order to provide the opportunity for an adaptable dwelling. Policies: H5

11. There shall be no change to the layout of the dwelling hereby permitted and as shown on the approved plans (see Condition 2 above), which would allow the subdivision of the dwelling into two (or more) dwellings.

Reason: in order for the Local Planning Authority to control the intensity of use of the development in the interests of the amenities of the area and impact on the social infrastructure of the Borough. Policies CS15, CS34, DM4, DM6, CC8, H3

INFORMATIVES

1. 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.

2. In accordance with Article 35 (DMPO 2015) condition 7 has been highlighted to make clear that it requires 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.

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. 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.

5. 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

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construction and demolition associated with the approved development will be subject to environmental health law.

6. 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-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 is 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

The submitted CIL form indicates that the applicant wishes to apply for Self-Build Relief. The applicant will need to receive the Liability Notice, assume liability and then apply for relief. Relief is only able to be agreed, providing the relevant criteria are met. At completion of the development, evidence must be submitted to prove that the applicant/developer is still eligible for the relief.

7. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

8. For the avoidance of doubt and notwithstanding the notation on various plans approved in Condition 2 above, the development approved by this planning permission is a new build, not a refurbishment or extension of the existing bungalow on the site.

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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.

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.