Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: SW Pitts
The Squirrels
Kennylandi Road
Sonning Common
Reading

Application No: 01/01156/FUL

Applicant: Mr N Fox

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Conversion of rear garden to small car park.Change of use-residential to lodging accommodation(9 rooms) Now to be sleeping quarters rented out on a nightly basis to contract staff who come by public transport.No cooking facilities.

At: 172 Caversham Road Reading RG1 8AZ

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: 6th March 2002

David Edworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

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Reading BOROUGH COUNCIL

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CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

2. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

3. In connection with the implementation of this permission the demolition, construction works and deliveries to the site shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 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 local residents from unreasonable disturbances from works connected with implementing this permission.

4. Prior to the commencement of development, plans detailing the on-site provision of bin storage shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the approved plans and thereafter be maintained for use at all times. Reason: To promote the use of alternative modes of transport.

5. The cycle storage shall be provided in accordance with the approved details prior to the use hereby approved being first brought into use. The approved facilities shall be provided in accordance with the approved plans and thereafter be maintained for use at all times Reason: in the interest of the amenity of residents and to reduce reliance on the private motor car in accordance with the Council's Balanced Transport Strategy

6. The amenity area at the rear of the building on the site shall be retained in accordance with the approved plans for use by all future residents of the development hereby approved. Reason: to ensure adequate amenity provisions for occupiers.

Date: 6th March 2002

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7. No more than 8 lettable rooms shall be provided within the development hereby permitted. Rooms no 3 and 4 on plan F01 shall be let as one combined unit. Reason: to accord with environmental health space standards.

8. At no time shall cooking facilities be provided within the premises. Reason: To prevent the use of the property for multiple occupation

9. None of the premises shall be used for the purposes of multiple paying accommodation. Reason: as this use would have a detrimental impact on the amenity of the area

INFORMATIVES

1 The consent hereby granted is for the use of the premises as lodging accommodation which falls within use class C1 (hotels, boarding and guest houses) of the Town and Country Planning (Use Classes Order 1987). This does not permit the premises to be used as a house in multiple occupation which would require a change of use application.

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Application No: 01/01156/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

2. Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

3. In connection with the implementation of this permission the demolition, construction works and deliveries to the site shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 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 local residents from unreasonable disturbances from works connected with implementing this permission.

4. Prior to the commencement of development, plans detailing the on-site provision of bin storage shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided in accordance with the approved plans and thereafter be maintained for use at all times. Reason: To promote the use of alternative modes of transport.

5. The cycle storage shall be provided in accordance with the approved details prior to the use hereby approved being first brought into use. The approved facilities shall be provided in accordance with the approved plans and thereafter be maintained for use at all times Reason: in the interest of the amenity of residents and to reduce reliance on the private motor car in accordance with the Council's Balanced Transport Strategy

6. The amenity area at the rear of the building on the site shall be retained in accordance with the approved plans for use by all future residents of the development hereby approved. Reason: to ensure adequate amenity provisions for occupiers.

Date: 6th March 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—
  (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) premises which are deemed to be such premises for the purposes of that Act; or
  (iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
  (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

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Reading BOROUGH COUNCIL

7. No more than 6 lettable rooms shall be provided within the development hereby permitted. Rooms no 3 and 4 on plan F01 shall be let as one combined unit. Reason: to accord with environmental health space standards.

8. At no time shall cooking facilities be provided within the premises. Reason: To prevent the use of the property for multiple occupation

9. None of the premises shall be used for the purposes of multiple paying accommodation. Reason: as this use would have a detrimental impact on the amenity of the area

INFORMATIVES

1 The consent hereby granted is for the use of the premises as lodging accommodation which falls within use class C1 (hotels, boarding and guest houses) of the Town and Country Planning (Use Classes Order 1987). This does not permit the premises to be used as a house in multiple occupation which would require a change of use application.

Date: 6th March 2002

David Gworthy

Head of Planning and Transport

LEB

NOTES

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