

**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: Paul Butt Planning Ltd
8 Hyde Copse
Marcham
OX13 6PT

Application No: 171808
Application type: Full Planning Approval

Applicant: Bangladesh Association of Greater Reading (charity number 1039747)

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: Retrospective planning application for the demolition of a pre- existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

At: 18 Waylen Street 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: 30 May 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: 18 Waylen Street Reading

Application No: 171808

Application type: Full Planning Approval

CONDITIONS & REASONS

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

786/WA/PP - 100 BASEMENT GENERAL ARRANGEMENT PLAN (received 8/3/18)

786/WA/RW - 100 C PROPOSED GROUND FLOOR PLAN AMENDMENTS (received 28/1/19)

786/WA/RW- 101 C PROPOSED SIDE ELEVATION AMENDMENTS (received 28/1/19)

786/WA/RW - 102 D PROPOSED [FRONT] ELEVATIONS & SECTION (received 6/3/19)

786/WA/RW - 300 A DETAILS OF BLOCKING UP WINDOWS (received 6/3/19)

786/WA/RW - 301 A Details of New Front Boundary Wall (received 28/1/19)

786/WA/RW - 302 A HARD AND SOFT LANDSCAPING (received 28/1/19)

786/WA/ TI - 541 C PROPOSED 1ST FLR. PLAN FOR PHASE 3 (received 6/3/19)

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

2. No later than three months from date of this planning permission, the measures to block up windows and substitution of glazed doors for solid doors in the two storey rear extension, as shown on the approved plans in Condition 1 above shall have been undertaken with matching bricks and mortar and completed in accordance with these plans. The development shall be retained and maintained in accordance with the approved plans and details for the lifetime of the development thereafter.

Reason: to ensure that the unauthorised development is regularised in terms of the harm caused to privacy/overlooking of neighbouring properties, in accordance with Policy DM4.

3. No later than three months from date of this planning permission, the front boundary wall as shown in the plans in Condition 1 above shall have been constructed in accordance with the said approved plans and details. The said boundary wall shall be retained and maintained in accordance with the approved plans and details thereafter.

Reason: to provide a suitable means of enclosure, in the interests of the streetscene and the Conservation Area, in accordance with policies CS7 and CS33.

4. No later than date three months from date of this planning permission, the scheme for hard and soft landscaping for the area enclosed to the front of the site as shown on the plans in Condition 1 above, shall have been undertaken and completed in full accordance with the approved plans and details. The development

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shall be retained and maintained in accordance with the approved plans and details for the lifetime of the development thereafter.

Reason: to ensure that the unauthorised development is regularised in terms of the harm caused to the streetscene and Conservation Area and to ensure that a suitable level of cycle parking and servicing is provided in accordance with policies CS7, CS24 and CS33.

5. No later than date three months from date of this planning permission, the extract/ventilation systems for the two storey rear extension shall have been installed in accordance with the approved plans in Condition 1 above and the specifications as set out in the approved noise report ('18a Waylen Street, Reading: Planning Compliance Report', ref. 15587.PCR.01 by KP Acoustics Ltd.). Thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved plans/specifications/report and the specific sound level of the plant/equipment hereby approved, LA_{eqr},Tr (with reference to BS:4142) as assessed at a point 1 metre external to the nearest habitable room window of the nearest noise-sensitive facade (dwelling), shall be at least 10dB below the pre-existing background sound level, LA₉₀,T when all plant/equipment (or any part of it) is in operation. The noise rating level of the plant/equipment hereby approved, LA_{eqr},Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades, shall not exceed the pre-existing background sound level, LA₉₀,T when all plant/equipment (or any part of it) is in operation. The controls within this condition shall be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. No later than three months from date of this planning permission, the secure cycle parking as shown on approved plan 786/WA/PP - 100 C PROPOSED GROUND FLOOR PLAN AMENDMENTS (received 28/1/19) in Condition 1 above shall have been provided in accordance with approved plan and details therein. Thereafter, the secure cycle parking shall be retained and maintained in accordance with approved details for the lifetime of the development.

Reason: in order for the development to provide a choice of travel choices as alternatives to the private car, in accordance with the Council's policies and the travel plan, secured by way of the Section 106 agreement executed in relation to this planning permission). Policies: CS20, CS24.

7. The use of the basement ablutions area of the building as shown on approved plan 786/WA/PP - 100 BASEMENT GENERAL ARRANGEMENT PLAN in Condition 1 above shall be ancillary to that of the mosque hereby permitted only.

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Reason: in order for the Local Planning Authority to control the use of the basement area in the interests of noise/disturbance and traffic generation and the amenities of neighbouring properties. Policies: CS20, CS24, CS34, DM4, DM12

8. No amplified music shall be played within the application site and the building erected thereon at any time.

Reason: To safeguard the amenity of nearby residential properties and the area generally in accordance with Policy DM4

9. All windows/doors/openings to the original building and the retrospective two storey rear extension hereby approved as shown on the approved plans in Condition 1 above shall remain shut/closed during prayers and services.

Reason: in order to reduce the likelihood of noise 'break out' which would be detrimental to the amenity of nearby residential properties and the area generally in accordance with Policy DM4

10. No later than three months from the date of this planning permission, a scheme for the storage of waste from the use shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the number of bins, their type and location and frequency/service for collection.

The development shall thereafter be implemented in accordance with the scheme within one month of written approval of the Local Planning Authority and be retained and maintained thereafter for the lifetime of the development.

Reason: as there is no satisfactory bin arrangement at the site and the current cluttering of bins in the frontal area will preclude the parking of cycles and the safe movement of pedestrians to the development.

Policies: CS7, CS20

INFORMATIVES

1. Separate approval under the Building Regulations and Fire Safety Regulations is required.

2. Due to controls in the Travel Plan, no commercial parking permits are likely to be issued to the mosque.

3. 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.

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4. 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

5. 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.

6. 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.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.