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Borough Council

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**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 John Maynard
64 Blenheim Road
Caversham
Reading, Reading, Berkshire
RG4 7rs

Application No: 160456
Application type: Full Planning Approval

Applicant: Mr John Maynard

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: Additional 3-bedroom semi-detached dwelling on the side garden of No.87 Thirlmere Ave and loft conversion to create an additional bedroom to existing property at No.87 Thirlmere Ave.

At: 87 Thirlmere Avenue Tilehurst Reading RG30 6XH

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: 28th February 2017

Head of Planning, Development
& Regulatory Services

Application At: 87 Thirlmere Avenue Tilehurst Reading RG30 6XH

Application No: 160456

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three 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 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates only to the following drawings received on 18th March 2016:
Location Plan - No.0357-01

Existing and proposed Site Plans No.3 Rev A

Proposed Floor and Elevation Plans No. 2 Rev A

Reason: to ensure the completion of the development in accordance with the approved plans and details.

3. The materials to be used on the external surfaces of this development shall be as similar to those used on the existing building (87 Thirlmere Avenue) as possible.

Reason: To ensure that the new house and extensions appear in keeping with the existing building.

Adopted Core Strategy 2008:

CS7 - Design and Public Realm

LDF Sites and Detailed Policies Document (2012) policies: DM9 - House Extensions and Ancillary Accommodation

4. Access constructed before occupation

Prior to occupation of the additional dwelling, accesses shall be constructed in accordance with the approved details, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Reason: In the interests of road safety.

5. Provision of parking spaces

Prior to occupation of the additional dwelling, vehicle parking spaces shall be properly surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

Reason: To regularise the use of the available parking area and to reduce the likelihood of roadside parking which could a danger to road users be in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

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6. Bin Stores

Prior to occupation of the additional dwelling, details of the proposed bin stores are to be submitted to and approved in writing by the Local planning Authority. This area shall not thereafter be used for any purpose other than bin storage.

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Core Strategy Policy CS2 and Sites and Detailed Policies document Policy DM12.

7. Tree Protection

Prior to commencement and until the completion of development, tree protection measures in accordance with the submitted document 'Arboricultural and Planning Integration Report' dated 3 September 2012 shall be put in place.

Reason: To ensure the protection of adjoining trees that provide amenity and biodiversity enhancements in accordance with Core Strategy Policy CS38.

8. Archaeology

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (equivalent to that submitted with the planning application), which has been submitted by the applicant and approved by the planning authority.

Reason: The site is within an area of known archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. In particular this is in relation to the adjacent linear feature of probable Prehistoric or Anglo-Saxon date in accordance with Core Strategy Policy CS33.

INFORMATIVES

1. 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.

2. The applicant's 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.

3. The LPA has acted positively and proactively to approve this application within the agreed extended timescale.

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4. To protect the amenities of the neighbouring residents, 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. There should be no burning of waste on the site. For further information about construction and demolition nuisance law the applicant is referred to:
<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

5. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicants' behalf.

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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 www.planningportal.gov.uk/pcs.

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.