



**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: Home  
C/O RBA  
Mr Nick Hebden  
Boyd 3  
The Admirals  
Portsmouth  
Hampshire  
PO1 3AG

Application No: 09/01109/FUL

**Applicant:** Home

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:** Development of a terrace of three houses and one bungalow with associated parking, landscaping and external works. Provision for new adoptable public footpath 44 and diversion of existing storm water drain (re-submission of 09/00256/FUL).

**At:** Former Community Centre Wensley Road Reading Berkshire RG1 6DR

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: *25<sup>th</sup> August 2009*

A handwritten signature in black ink, appearing to read 'Alison Bell', with a stylized flourish at the end.

Head of Planning & Building Control

Handwritten initials in black ink, possibly 'VB' or 'VB'.

**Application At:** Former Community Centre Wensley Road Reading Berkshire RG1 6DR

**Application No:** 09/01109/FUL

**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. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:
  - (A) The parking of vehicles and site operatives and visitors to be shown on a Plan not less than 1.500.
  - (B) Loading and unloading of plant and materials used in constructing the development Areas to be shown on a plan not less than 1.500
  - (C) Storage of plant and materials used in constructing the development. Areas to be shown on a plan not less than 1.500
  - (D) The erection and maintenance of security hoarding / scaffolding if required.
  - (E) Wheel washing facilities
  - (F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
  - (G) Footpath Closures / Road Closures needed during construction
  - (H) Traffic Management needed during construction.
  - (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority. Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

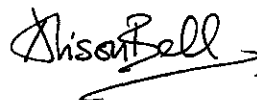
LDF Core Strategy Policy CS34 - Pollution and Water Resources

3. No dwelling shall be occupied until the accesses have been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway. Reason: In the interests of road safety.

RBLP Saved Policy TRN11B - Development and Traffic

RBLP Saved Policy CUD14 - Standards of Design in Development

Date: *25<sup>th</sup> August 2009*



Head of Planning & Building Control



LDF Core Strategy Policy CS22 - Transport Assessments

4. The existing access to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority. Reason: In the interests of road safety and maintenance of the highway.

RBLP Saved Policy TRN11B - Development and Traffic

RBLP Saved Policy CUD14 - Standards of Design in Development

LDF Core Strategy Policy CS22 - Transport Assessments

5. No dwelling shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users.

LDF Core Strategy Policy CS24 Car/Cycle Parking

6. Details of any external lighting of the site (to include type and luminance) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written approval to any variation.  
Reason: In the interest of ensuring the safety of the area and ensuring that the development enhances the visual local environment.

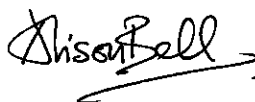
RBLP Saved Policy CUD14 - Standards of Design in Development

LDF Core Strategy Policy CS7 - Design and the Public Realm

LDF Core Strategy Policy CS34 - Pollution and Water Resources

7. No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:
- a) A plan showing the specification and position of tree protection measures to BS 5837:2005 and thereafter implementation of tree protection measures as approved.
  - b) Specification and method statement for all construction and ground works within the Root Protection Area of the Council TPO Oak tree. Development in accordance with approved details unless agreed with the Local Planning Authority;
  - c) A plan showing the position of existing and proposed services. All new services to be routed outside the RPA of the protected Oak tree unless the method of installation is agreed by the Local Planning Authority; and
  - d) Tree pits details.
- Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment.

Date: 25<sup>th</sup> AUGUST 2009



Head of Planning & Building Control



RBLP Policy CUD14 (Standards of Design in Development)  
LDF Core Strategy Policy CS38 (Trees, Hedges and Woodlands)

8. The hard and soft landscaping works shall be carried out in accordance with the approved details and the principles and timetable of arboricultural supervision specified in Appendix 8 of the AMS from barrel Tree Consultancy, dated 14 August 2009 unless otherwise agreed with the Local Planning Authority.

RBLP Policy CUD14 - Standards of Design in Development  
LDF Core Strategy Policy CS7 - Design and the Public Realm

9. A landscaping management and maintenance plan for the soft landscaping shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved. Reason: to ensure the long term management and maintenance of communal landscaped areas on the site.

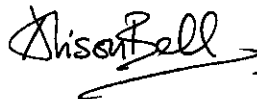
RBLP Saved Policy CUD14 - Standards of Design in Development  
LDF Core Strategy Policy CS7 - Design and the Public Realm

10. No development shall take place until a Specification and Method statement for all construction and ground works within the root protection area of the Council TPO Oak tree. Development shall be in accordance with approved details unless otherwise agreed with the Local Planning Authority. In the interest of preserving the existing Oak Tree.

LDF Core Strategy Policy CS38 (Trees, Hedges and Woodlands)

11. No development shall take place until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ.
12. The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The certificate shall demonstrate that the development will attain a minimum standard of level three in accordance with the code. The development shall be carried out only in accordance with the details the subject of the certificate and before the dwellings are occupied, a post-construction review shall have been carried out by a licensed assessor which shall confirm that the dwelling meets the above standard. Reason: To ensure that the development is carried out in accordance with sustainable building standards.

Date: 25<sup>TH</sup> AUGUST 2009



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LDF Core Strategy Policy CS1 - (Sustainable Construction and Design)

13. In connection with the implementation of this permission no demolition and construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 9am 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 occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

LDF Core Strategy Policy CS34 - Pollution and Water Resources

14. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. Development shall not commence until the approved scheme has been fully implemented. Reason: To protect the occupants of nearby residential properties from noise disturbance during the development of the site.

LDF Core Strategy Policy CS34 - Pollution and Water Resources

15. No materials shall be burnt on site without prior written consent of the local planning authority. Reason: In the interest of protecting nearby occupants from unnecessary pollution caused by the development.

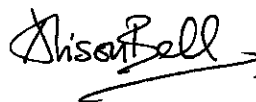
LDF Core Strategy Policy CS34 - Pollution and Water Resources

16. No development shall take place until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The Desk Top Study shall be submitted to, and approved in writing by, the Local Planning Authority. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

LDF Core Strategy Policy CS34 - Pollution and Water Resources

17. Following receipt of the contaminated land phase I Desk Study, No development shall take place until a detailed contaminated land Phase II report (Site investigation) has been carried out by a competent person to fully and effectively characterise the nature and extent of land and groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved. Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

Date: *25<sup>th</sup> AUGUST 2009*



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LDF Core Strategy Policy CS34 - Pollution and Water Resources

18. Following completion of the desktop study and site investigation a remediation scheme to deal with the contaminants identified must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remedial scheme must be carried out before construction above ground level commences unless otherwise agreed in writing by the Local Planning Authority.

Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. Reason: To enable the Local Planning authority to ensure that appropriate measures are taken to avoid any threat the proposed development might pose to health and safety and/or the environment.

LDF Core Strategy Policy CS34 - Pollution and Water Resources

19. A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report. The occupancy of buildings shall not commence until the investigator has provided and had this report approved. Reason: To enable the Local Planning authority to ensure that appropriate measures have been taken to avoid any threat, which the proposed development might pose to health and safety and/or the environment.

LDF Core Strategy Policy CS34 - Pollution and Water Resources

20. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by RBA, dated 04 March 2009 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 41.75 m above Ordnance Datum (AOD) plots 1-3 and 41.90 m above AOD plot 4.

Reason: To reduce the impact of flooding on the proposed development and future occupants. To reduce the risk of flooding to the proposed development and future occupants.

Date: 25<sup>th</sup> August 2009



Head of Planning & Building Control



### INFORMATIVES

1. Your attention is drawn to conditions 2, 6, 7, 10, 11, 12, 14, 16 \_ 17 above. These are pre-commencement conditions and require the terms of the conditions to be satisfied before development commences. If development commences in contravention of those conditions, the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. 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 make the whole development unauthorised in planning terms. This may result in the Council taking enforcement action to remedy the breach of planning control. If you are in any doubt please contact the Council.

3. The application has been considered against the following policies:

Saved Policies of the Reading Local Plan (1998)

HSG5 (Residential Design Standards)

HSG 9 (Location of Residential Development)

CUD14 (Standards of Design in Development)

TRN11B (Development & Traffic)

Local Development Framework Core Strategy (2008)

CS1 (Sustainable Construction and Design)

CS7 (Design and the public realm)

CS9 (Infrastructure, Services, Resources & Amenities)

CS15 (Location, Accessibility, Density and Housing Mix)

CS20 (Implementation of Reading's Transport Strategy)

CS24 (Car/Cycle Parking)

CS35 (Flooding)

CS36 (Biodiversity & Geology)

CS38 (Trees, Hedges and Woodlands)

The proposal is considered to represent an acceptable form of development that will suitably reflect the characteristics of the surrounding area while providing future occupiers with an appropriate level of amenity and preserving the level of amenity enjoyed by neighbouring properties. It will not adversely affect transport matters nor have a detrimental impact on the adjoining mature oak tree.

4. The following plans are those approved:-

Drawing No. 0504 1.02 Rev A - Site Location Plan

Drawing No. 0504 2.10 Rev H - Site Plan

Date: *25<sup>TH</sup> AUGUST 2009*



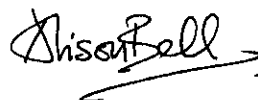
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Drawing No. 0504 2.11 Rev D - Plans  
Drawing No. 0504 2.12 Rev D - Elevations & Sections  
Drawing No. 0504 2.13 Rev D - Sections  
Drawing No. 0504 2.14 Rev B - Site Plan with Roof Plan  
Drawing No. 0504 2.15 Rev C - Section F-F  
Existing Survey  
Drawing No. SDS 201357.02 - Drainage and Level Survey

5. No development shall take place on the land which is a public right of way until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990, in accordance with details to be submitted to and approved by the Local Planning Authority.
6. The Council's Highways section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 9390138, 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.
7. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 9390138, to discuss arrangements for this.
8. 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.
9. 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 be made aware 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 at <http://www.reading.gov.uk/ltp/General.asp?id=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site)
10. 5 days notice, in writing, shall be given to the Local Planning Authority prior to the commencement of the work to the protected Oak tree authorised by this planning consent.

Date: 25<sup>th</sup> August 2009



Head of Planning & Building Control



## NOTES

### APPEALS

- (1) If you are aggrieved by the decision of your local planning authority 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 to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 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 application) then you must do so within 6 months of the date of this notice. 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, 0117 372 8000 or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). 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.
- (2) 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 (District Council, London Borough Council or Common Council of the City of London) 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.
- (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 that 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 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 pipe work) needing disposal. Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed 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 Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD or 0870 8506506. 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

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

## 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](mailto:streetnamingnumbering@reading.gov.uk)

Or telephone us on 0800 626540

### 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.