

**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: Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook,
Bedford
MK44 1LQ

Application No: 180319
Application type: Full Planning Approval

Applicant: Bellway Homes Ltd (Thames Valley)

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: Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

At: Portman Road, Reading, Berkshire

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: 29 October 2018



Head of Planning, Development
& Regulatory Services

Application At: Portman Road Reading Berkshire

Application No: 180319

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:

Topographical Survey S616/0334/P/001

Topographical Survey S616/0334/P/002

Topographical Survey S616/0334/P/003

031610-BEL-TV-01 Rev.B Presentation Layout (dated 5 July 2018)

031610-BEL-TV-02 Rev.B Supporting Layout (dated 5 July 2018)

031610-BEL-TV- Rev.B Storey Heights Layout (dated 5 July 2018)

031610-BEL-TV-04 Rev.B Unit Type Layout (dated 5 July 2018)

031610-BEL-TV-05 Location Plan

031610-BEL-TV-06 Tenure Layout (dated 5 July 2018)

031610-SS01 Street Scene 01

031610-SS02 Street Scene 02

031610-SS03 Street Scene 03

031610-A-E1 Rev.A House Type A - Proposed Elevations

031610-A-P1 House Type A - Proposed Floor Plans

031610-B-E2 Rev.A House Type B - Proposed Elevations

031610-B-P1 House Type B - Proposed Floor Plans

031610-B-E3 Rev.A House Type B - Proposed Elevations

031610-B-P2 House Type B - Proposed Floor Plans

031610-C-E1 Rev.A House Type C - Proposed Elevations

031610-C-E2 Rev.A House Type C - Proposed Elevations

031610-C-P1 House Type C - Proposed Floor Plans

031610-C-E3 Rev.A House Type C - Proposed Elevations

031610-C-P2 House Type C - Proposed Floor Plans

031610-C-E4 House Type C - Proposed Elevations

031610-C-E5 House Type C - Proposed Elevations

031610-C-P3 House Type C - Proposed Floor Plans

031610-D-E1 House Type D - Proposed Elevations

031610-D-P1 House Type D - Proposed Floor Plans

031610-F224-E1 Rev.A House Type F224 - Proposed Elevations



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031610-F224-P1 Rev.A House Type F224 - Proposed Floor Plans
031610-T326-E1 Rev.A House Type T326 - Proposed Elevations
031610-T326-E2 Rev.A House Type T326 - Proposed Elevations
031610-T326-P1 House Type T326 - Proposed Floor Plans
031610-T326-E3 Rev.A House Type T326 - Proposed Elevations
031610-T326-P2 House Type T326 - Proposed Floor Plans
031610-T326-E4 Rev.A House Type T326 - Proposed Elevations
031610-T326-P3 House Type T326 - Proposed Floor Plans
031610-T326-E7 House Type T326 - Proposed Elevations
031610-T326-P6 House Type T326 - Proposed Floor Plans
031610-B1-E1 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E2 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E3 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E4 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E5 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E6 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-E7 Rev.A Apartment Block 1 - Proposed Elevations
031610-B1-P1 Apartment Block 1 - Proposed Floor Plans
031610-B1-P2 Apartment Block 1 - Proposed Floor Plans
031610-B1-P3 Apartment Block 1 - Proposed Floor Plans
031610-B1-P4 Apartment Block 1 - Proposed Floor Plans
031610-B1-P5 Rev.A Apartment Block 1 - Proposed Floor Plans
031610-B1-P6 Rev.A Apartment Block 1 - Proposed Floor Plans
031610-B2-E1 Rev.A Apartment Block 2 - Proposed Elevations
031610-B2-E2 Rev.A Apartment Block 2 - Proposed Elevations
031610-B2-P1 Apartment Block 2 - Proposed Floor Plans
031610-B2-P2 Apartment Block 2 - Proposed Floor Plans
031610-B2-P3 Apartment Block 2 - Proposed Floor Plans
031610-B2-P4 Rev.A Apartment Block 2 - Proposed Floor Plans
031610-B3-E1 Rev.A Apartment Block 3 - Proposed Elevations
031610-B3-E2 Rev.A Apartment Block 3 - Proposed Elevations
031610-B3-P1 Apartment Block 3 - Proposed Floor Plans
031610-B3-P2 Apartment Block 3 - Proposed Floor Plans
031610-B3-P3 Apartment Block 3 - Proposed Floor Plans
031610-B3-P4 Rev.A Apartment Block 3 - Proposed Floor Plans
031610-B4-E1 Rev.A Apartment Block 4 - Proposed Elevations
031610-B4-E2 Rev.A Apartment Block 4 - Proposed Elevations
031610-B4-P1 Apartment Block 4 - Proposed Floor Plans
031610-B4-P2 Apartment Block 4 - Proposed Floor Plans
031610-B4-P3 Apartment Block 4 - Proposed Floor Plans
031610-B4-P4 Rev.A Apartment Block 4 - Proposed Floor Plans
031610-B5-E1 Rev.A Apartment Block 5 - Proposed Elevations
031610-B5-E2 Rev.A Apartment Block 5 - Proposed Elevations
031610-B5-P1 Apartment Block 5 - Proposed Floor Plans

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031610-B5-P2 Apartment Block 5 - Proposed Floor Plans
031610-B5-P3 Rev.A Apartment Block 5 - Proposed Floor Plans
031610-GAR01 Garage Type 1 - Floor Plan and Elevations
031610-GAR02 Garage Type 2 - Floor Plan and Elevations
031610-SH01 Private Cycle Shed - Floor Plan and Elevations
031610-SEC01 Site Sections
031610-SEC02 Site Sections
031610-SEC-03 Site Sections dated 30 May 2018
6381/ ASP9.1 Boundary Treatment Plan 1of3 Rev.B
6381/ ASP9.2 Boundary Treatment Plan 2of3 Rev.B
6381/ ASP9.3 Boundary Treatment Plan 3of3 Rev.B
6381/ ASP9.0 Boundary Treatment Overview Rev.B
6381/ ASP5.1 Rev.D Hard Landscape Plan 1of3
6381/ ASP5.2 Rev.D Hard Landscape Plan 2of3
6381/ ASP5.3. Rev.D Hard Landscape Plan 3of3
6381/ ASP5.0 Rev.D Hard Landscape Overview
6381/ ASP4.1 Rev.D Planting Plan 1of3
6381/ ASP4.2 Rev.D Planting Plan 2of3
6381/ ASP4.3 Rev.D Planting Plan 3of3
6381/ ASP4.0 Rev.D Planting Plan Overview
6381/LM/ASP7 Rev.D Landscape Masterplan
6381/ PS/ ASP6 Rev.D - Open Space and Play Details
6381 / ASP8.1 Rev. D Access Inset 1
6381 / ASP8.2 Rev. D Access Inset 2
16-361/007 Rev. E Preliminary Levels
ITB12282-GA-012 Proposed Footway/Cycleway Crossing
Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. [Pre-commencement]

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works
- measures to control noise and dust during works.

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No waste resulting from the development shall be burned on site.

The measures within the approved Construction Method Statement 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. In accordance with Policy DM12.

4. [Pre-commencement]

No development shall take place, including any works of Demolition, until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

5. [Pre-commencement]

No development shall take place (excepting demolition) until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as full details have not been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7.

6. [Pre-commencement]

The development hereby approved shall not be commenced (excepting demolition) until full technical details of all highway works shown on the approved drawings, including all vehicle accesses, roads, footpaths and cycleways within the site, together with a timetable for their provision, have been submitted to and approved in writing by the local planning authority. The highway works shall be provided in accordance with the approved details and in accordance with the approved timetable.

Reason: In the interests of securing safe, convenient routes for future occupiers of the site, and road safety, in accordance with Policies CS7, CS20 and Policy DM12.

7. [Pre-commencement]

No development shall take place (excepting demolition) until full details of the proposed Sustainable Drainage System and associated management and maintenance plan for surface water drainage, to be in accordance with the principles set out in the

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submitted Flood Risk Assessment, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To reduce the risk of flooding within the site or surrounding areas in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and Core Strategy Policy CS1 and Sites and Detailed Policies Document Policy DM1.

8. The sustainable drainage scheme for the site shall be completed in accordance with the approved details and approved timetable. The sustainable drainage scheme shall be managed and maintained at all times thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding within the site, or in surrounding areas in accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detail Policies document Policy DM1.

9. [Pre-commencement]

Notwithstanding the details shown on the approved drawings, no development shall take place (excepting demolition) until full details of hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate. Species to be 'wildlife-friendly'.
- (d) Tree pit specifications.
- (e) a timetable for implementation.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CS36, CS7 and DM18.

10. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents and in accordance with the approved timetable for implementation.

Reason: in the interests of the character and appearance of the new development and in accordance with Policies CS7, CS36 and DM18.



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11. [Pre-commencement]

No development shall take place (excepting demolition) until there has been submitted to and been approved in writing by the local planning authority a timetable for the implementation of all boundary treatments in accordance with the approved drawings. All boundary treatment shall be provided in accordance with the approved timetable.

Reason: In order to ensure an appropriately designed public realm and to protect the privacy of adjoining and future occupiers in accordance with Policy CS38, Policy CS7

12. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the local planning authority prior to first 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 landscaped areas on the site in accordance with Policy CS38, Policy CS7 and Policy DM18.

13. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted. Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

14. [Pre-commencement]

No development shall take place (excepting demolition) until full details of Biodiversity Enhancements to include bird and bat boxes/bricks and other measures outlined in submitted Ecological Report ref.ECO5108 and a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancements shall be provided in full in accordance with the approved details and approved timetable.

Reason. In the interests of the biodiversity of the site and wider area in accordance with Policies CS36 and DM17.

15. [Pre-commencement]

The development hereby approved shall not be commenced (excepting demolition) until full details of the acoustic fence to the southern boundary, as indicated on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. The fence shall be designed such that the indoor ambient noise levels at nearest receptors do not exceed the values detailed in Table 4 of BS 8233:2014. The fence shall be fully installed as approved prior to first occupation of the dwellings at Plot numbers 1 to 25 (consecutive) and shall be maintained as approved at all times thereafter.

Reason. To protect future occupiers from noise associated with adjacent industrial uses, in accordance with Policies CS34 and DM4.



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16. [Pre-commencement]

The development hereby approved shall not be commenced (excepting demolition) until a drainage strategy detailing all on and off site drainage works and a timetable for their provision has been submitted to, and approved in writing by, the local planning authority, in consultation with the sewerage undertaker (Thames Water). All drainage works referred to in the approved strategy shall be provided before first occupation of any part of the development, or in accordance with the approved timetable.

Reason: to ensure adequate provision for surface and foul water discharge in accordance with Policies CS13 and CS35.

17. [Pre-commencement]

No development shall take place (excepting demolition) until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

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 in accordance with Policy CS34.

18. [Pre-commencement]

No development shall take place (excepting demolition) until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), a timetable of works and site management procedures, and a timetable for validation reporting.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.



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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 in accordance with Policy CS34.

19. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. Validation report(s) (that demonstrate the effectiveness of the remediation carried out) shall be submitted to the Local Planning Authority for approval in accordance with the approved validation timetable.

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 in accordance with Policy CS34.

20. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been 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 in accordance with Policy CS34.

21. [Pre-commencement]

No development shall take place (excepting demolition) until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the investigation work and shall then proceed in strict accordance with the measures approved.

Reason. To mitigate potential risks associated with possible ground gas in accordance with Policy CS34.

22. [Pre-commencement]

No development shall take place (excepting demolition) until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority, to include



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timetables for implementation and validation reporting (linked to the occupation of each dwelling).

Reason. To mitigate potential risks associated with possible ground gas in accordance with Policy CS34.

23. The land gas remediation scheme shall be fully implemented in accordance with the approved timetable of works. Validation report(s) (that demonstrate the effectiveness of the remediation carried out) shall be submitted to the Local Planning Authority for approval in accordance with the approved validation timetable. No dwelling shall be first occupied until the validation report relating to that dwelling has been approved. Measures incorporated into the development as part of the remediation scheme shall be retained as approved at all times thereafter.

Reason. To mitigate potential risks associated with possible ground gas in accordance with Policy CS34.

24. [Pre-commencement]

The development hereby approved shall not be commenced (excepting demolition) until full details of all proposed external lighting within the site including a report demonstrating that this will not adversely affect wildlife, residential amenity, or public safety has been submitted to and approved in writing by the Local Planning Authority.

The details shall include the following:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally
- Areas identified as being of importance for commuting and foraging bats.
- Measures to control the duration, extent or intensity of illumination (timers, photo cells, etc)
- A timetable for the provision of the lighting.

The approved lighting shall be fully implemented in accordance with the approved timetable and retained as approved at all times thereafter. No additional lighting shall be provided without the express permission of the local planning authority.

Reason: To ensure that wildlife is not adversely affected by the proposed development; in the interests of safety; to protect the privacy and amenity of adjoining and future occupiers; and enhance the appearance of the development. In accordance with Policies CS7, CS34, CS36 and DM4.

25. [Pre-commencement]

No development shall take place (excepting demolition) until full details of bicycle parking facilities, including details of the dwelling to which they relate, have been submitted to and approved in writing by the Local Planning Authority.

No dwelling shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the approved details.



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All bicycle parking facilities shall be kept free of obstruction and available solely for bicycle parking purposes at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

26. [Pre-commencement]

No development shall take place (excepting demolition) until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP)

Assessment, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

27. Written documentary evidence shall be submitted to the Local Planning Authority demonstrating that the dwellings identified in the Design Stage Assessment as achieving a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition) have achieved the 19% improvement. Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor. No dwelling identified as requiring a 19% improvement shall be occupied until the submitted evidence has been approved in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

28. No construction above ground floor slab level shall take place until details of the means by which the dwellings hereby approved are to be provided with superfast broadband connectivity have been submitted to and approved in writing by the LPA. Each dwelling shall be enabled to host Superfast Broadband in accordance with the approved details prior to its first occupation.

Reason. To ensure suitable internet connectivity in accordance with NPPF para 42.

29. Electric Vehicle Charging points shall be provided in accordance with Technical Note JDW/ITB12282-008A TN dated 30 May 2018 - prior to first occupation of the dwellings to which they relate.

Reason: In the interests of environmental sustainability in accordance with Policies CS1, CS34, DM1 and draft policy TR5.



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30. Works of vegetation clearance and building demolition shall take place outside the bird nesting season (March to August inclusive). If works cannot be avoided, the areas shall be surveyed by qualified ecologist immediately prior to works. No works shall disturb active nests where present.

Reason: To ensure that wildlife is not adversely affected by the proposed development in accordance with Policy CS36 and wildlife legislation.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) all windows shown as being obscure-glazed on the approved plans shall be fixed non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

32. No dwelling hereby approved shall be first occupied until the finished ground floor level for that dwelling has been constructed as detailed on approved drawing '16-361/007 Rev. E Preliminary Levels'. Floor levels shall be retained as approved at all times thereafter.

Reason. To reduce flood risk in accordance with Policy CS35.

33. Noise insulating glazing and mechanical ventilation equipment shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Ian Sharland Limited, 19th February 2018, ref M3965-01) prior to first occupation of each dwelling to which they relate.

Reason. To protect future occupiers from the harmful effects of environmental noise. In accordance with Policies DM4 and CS34.

34. No dwelling hereby permitted shall be occupied until all vehicle parking spaces relating to that dwelling have been provided in accordance with the approved plans. The spaces shall be kept available for parking at all times thereafter.

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 to accord with Policy CS24 & CS24 and Policy DM12.

35. No dwelling shall be occupied until the refuse bin storage facility relating to that dwelling has been provided in accordance with the approved plans. The bin storage facility shall be retained solely for refuse storage for use by occupiers of the dwelling at all times thereafter.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CS2, CS7 and DM12.



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36. No construction, demolition or associated deliveries shall take place outside 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: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies DM4 and CS34.

37. The garage buildings and car ports hereby permitted shall not be used at any time other than for purposes ancillary to the use of the dwelling to which they relate.

Reason. In the interests of the domestic character of the development and to protect residential amenity in accordance with Policies CS7 and DM4.

38. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse), shall be carried out within the curtilage of any dwellinghouse hereby approved without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and because unrestricted development could harm its character and appearance, or harm the amenity of neighbouring properties due to overlooking, overbearing impact, loss of light, or harm to outlook and should therefore be controlled. In accordance with Policies CS7, DM4 and DM10.

INFORMATIVES

1. In accordance with Article 35 (DMPO 2015) some conditions have been labelled as "[Pre-commencement]" to make clear that they require approval from the local planning authority before any development begins (in some cases excepting demolition). 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.

2. 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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3. Water Infrastructure:

The developer should take account of this minimum pressure requirement in the design of the proposed development: 10m head (approx 1 bar) and a flow rate of 9 litres/minute.

There are water mains crossing or close to your development. Thames Water do not permit the building over or construction within 3m of water mains.

The proposed development is located within 15m of Thames Water underground assets. The developer is referred to the TW guide 'working near our assets'. For further information please contact Thames Water.: developer.services@thameswater.co.uk

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. 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

6. i) 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.

ii) 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 note 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 from the Council's website.

7. 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.



Date: 29 October 2018

Head of Planning, Development
& Regulatory Services

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.