



**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: Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 172135
Application type: Full Planning Approval

Applicant: Innova Schools Ltd

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: Change of use from physiotherapy clinic and residential to day School, ancillary to existing school at 14a-16 Peppard road (retrospective). Single storey extension [amended description].

At: 1 Derby Road Reading RG4 5HE

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: 22 May 2018



Head of Planning, Development & Regulatory Services *RE*



Application At: 1 Derby Road Reading RG4 5HE

Application No: 172135

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CONDITIONS & REASONS

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

1:1250 Site Location Plan (received 1/12/17)

1:200 Block Plan (received 1/12/17)

Plans & Elevations at A3, drawing no. 01 (1/12/17); and

Proposed Plans & Elevations: 'Room Identification Plan 03' (3/1/18) Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7.

3. No commencement of construction of the extension (as indicated in the approved plans in Condition 1 above) shall take place before a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall indicate how all associated construction-related servicing and deliveries shall be to 14a/16 Peppard Road only. The CMS shall include the following:

- a) space on site where vehicles of site operatives and visitors
- b) can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- c) Confirmation of the construction hours
- d) location on site for storage of plant and materials used in constructing the development
- e) the erection and maintenance (including removal of any
- f) graffiti or fly posters) of security hoarding around the site
- g) wheel washing facilities on site
- h) a scheme for recycling waste resulting from the construction
- i) works

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.



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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. A maximum of six car parking spaces shall be marked out and retained on site as shown on the approved Block Plan in Condition 1 above, as follows:

-Spaces 1-4: school staff parking only

-Spaces 5 and 6: occupiers of the residential dwelling only.

Reason: in order to ensure that the development is supplied with suitable off-street parking.

Policies: CS24

5. Notwithstanding Condition 4 above and the provisions of the current Town and Country Planning (General Permitted Development) Order 2015, as amended, the garage accommodation on the site (parking space No. 5, in the approved Block Plan in Condition 1 above) shall be kept available for the parking of vehicles at all times.

Reason: in order to ensure that the retained ancillary dwelling is supplied with suitable off-street parking.

Policies: CS24

6. All motorised and vehicular servicing and deliveries and/or drop off/pick up of children associated with Caversham Preparatory School shall be undertaken at 14a-16 Peppard Road. Furthermore, no motorised and vehicular servicing, deliveries or drop off/pick up of children associated with Caversham Preparatory School - including the ancillary school use hereby permitted - shall take place from the Derby Road access, as shown on the approved Block Plan as approved in Condition 1 above. For the avoidance of doubt, the Derby Road vehicular access shall be used for staff and access and visitors to the residential use only.

Reason: in the interests of road safety and to protect the residential amenity of the area.

Policies: DM12, DM4

7. No later than six months from the date of this decision, details of hand-conveyed catering delivery trolleys to be used for supplying school meals, including noise mitigation arrangements, shall have been submitted to and approved in writing by the Local Planning Authority. The catering trolley deliveries and the relevant noise mitigation shall thereafter be implemented no later than two months following approval of the details. Reason: in order to minimise disturbance from these deliveries on neighbouring properties.

Policies: DM4



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8. No installation of any external plant equipment (including but not limited to: kitchen extraction equipment, air-conditioning equipment condensers/fans, or similar) shall take place until full details of such equipment have been submitted to and approved in writing by the Local Planning Authority. Such details shall include dimensions, siting, fixing and location of equipment; specifications of equipment (including sound levels and a noise assessment under the relevant British Standard); sound insulation/suppression mitigation methods; and any related screening or other associated apparatus. The approved equipment shall thereafter be maintained in effective working order, in accordance with the manufacturer's instructions and the approved details.

Reason: as no details have been submitted and in order to protect the amenities of nearby residential properties.

Policies: CS34, DM4

9. The application site, in conjunction with the Caversham Preparatory School site, shall not accommodate greater than 100 pupils at any one time.

Reason: in order for the Local Planning Authority to control the intensity of use of the school, in the interests of the amenities of nearby residential properties and traffic generation.

Policies: CS34, DM4, DM12

10. The maximum number of pupils at the school premises at any one time within the red line area as shown on the approved 1:1250 Location plan in Condition 1 above shall not exceed 55.

Reason: in order for the Local Planning Authority to control the intensity of use of the school on this site, in the interests of the amenities of nearby residential properties and traffic generation. Policies: CS34, DM4, DM12

11. The use of the rooms within the development hereby approved shall only be as shown on the approved Layout plan ('Room Identification Plan 03') in Condition 1 above. Furthermore, the Reception Room adjacent to 1a Derby Road shall not be used as a classroom and Rooms marked, 'Drama', 'Library', and 'Music' shall be used for 1:1 (pupil:teacher) instruction only.

Reason: in order for the Local Planning Authority to control the intensity of use of the school on this site, in the interests of the amenities of nearby residential properties.

Policies: CS34, DM4

12. Further to Condition 11 above, the 'Music' room as shown on the approved Layout plan ('Room Identification Plan 03') in Condition 1 above, shall be the only room within the development for music activities, which for the avoidance of doubt includes any similar activities which also create potentially high levels of noise, including singing, percussion or similar noise-generating activities. Reason: in order for the Local

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Planning Authority to control the intensity of use of the school on this site, in the interests of the amenities of nearby residential properties.

Policies: CS34, DM4

13. Notwithstanding Conditions 11 and 12 above, the Music Room (Room 2 on the approved Layout Plan in Conditions 1 and 11 above) shall be the only room in the development hereby approved for the teaching of music lessons and for the avoidance of doubt, this shall be 1:1 instruction only. Furthermore, there shall be no first use of the Music Room plan until a scheme of sound insulation for the room has been submitted to and been approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to first occupation of the building and shall thereafter be retained in working order, including that the door be closed during lessons/instruction.

Reason: in order to protect the amenities of occupiers of nearby premises from noise disturbance. Policies: CS34, DM4

14. The school use hereby permitted within the application site shall not operate outside of the following times, unless otherwise agreed in writing by the Local Planning Authority:

(a) 0840-1530 Mondays to Fridays

(b) Not at all on Saturdays, Sundays or Bank/Public Holidays

Reason: in order for the Local Planning Authority to control the intensity of use of the school, in the interests of the amenities of nearby residential properties and traffic generation.

Policies: CS34, DM4

15. No external areas of the land approved by this planning permission (courtyard, parking areas) as shown on the approved Layout plan in Condition 1 above shall be used for outdoor classes/teaching or as a children's play area/playground, or for other noisy school outdoor activities.

Reason: in order to protect the amenities of occupiers of nearby premises from noise disturbance.

Policies: CS34, DM4

16. The window in the first floor North elevation of the use as shown on the approved Layout plan in Condition 1 above (serving the room marked 'Computer and Design Studio') shall be non-opening/fixed shut at all times.

Reason: to prevent the possibility of noise disturbance to the habitable rear rooms and garden of the neighbouring residential property and in order to protect the amenities of occupiers of that property from noise disturbance.

Policies: CS34, DM4



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17. No later than three months from the date of this decision notice, the development hereby permitted an access survey shall be undertaken by an accredited member of the NRAC (National Register of Access Consultants) and the results shall be submitted in an access report to the Local Planning Authority for approval. The survey shall assess the current suitability/acceptability of all parts of the D1 school use (including external doors, thresholds and ramps). As a result of the survey, the report shall recommend any alterations or arrangements as may be necessary or any specific arrangements which may be required and such shall be carried out (to those parts of the accommodation which are for school use on the approved Layout plan in Condition 1 above) within a further six months of receipt of the written approval of the survey by Local Planning Authority.

Reason: as there is no current control of the development in access terms and to ensure that the school premises operate in a safe manner to current standards and provides suitable means of access for all users in accordance with the Council's policies.

Policies: CS5

18. No later than three months from the date of this decision notice, a school pupil transit plan shall be submitted to the Local Planning Authority. The Plan shall consist of a plan and a statement, including any physical measures, to prevent access to the application site via the alley located to the side (south of) 14a Peppard Road. The physical measures shall be undertaken within one month of approval by the LPA and retained thereafter.

Reason: to minimise the opportunity for noise disturbance to the habitable rear rooms and garden of the neighbouring residential property and in order to protect the amenities of occupiers of that property from noise disturbance.

Policies: CS34, DM4

19. Notwithstanding the approved plans in Condition 1 above, no patio doors or opening windows shall be inserted into the North elevation of the dining room hereby permitted.

Reason: in order to control noise break-out and to protect the amenities of occupiers of nearby premises from noise disturbance. Policies: CS34, DM4

INFORMATIVES

1. 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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2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. 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.

3. 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

4. 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.

5. Your 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.

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.

7. 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 NIL CHARGEABLE/NOT APPLICABLE.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

8. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:



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<https://www.gov.uk/wildlife-licences>

9. The issue of noise and disturbance to neighbouring property is considered to be exacerbated when pupils are moving between the existing school site at 14a-16 Peppard Road and the application site. The applicant/developer is asked to investigate the possibility of creating an internalised access between the main school site and the application site. Planning permission may be required. Please contact the Planning Service for further advice.

A handwritten signature in black ink, appearing to read "G. L. Anderson", is positioned above the official title.

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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.