



**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 180094
Application type: Full Planning Approval

Applicant: Zainabiya Reading Centre

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 B1 (offices) to D1 (non-residential institution) for use as a community facility offering space for worship, training, education and meetings with associated works which include an extension to the front and a low boundary fence to demark the site area at the front.

At: Equity House 4-6 School Road Tilehurst Reading RG31 5AL

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: 26 April 2018

Head of Planning, Development
& Regulatory Services

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Application At: Equity House 4-6 School Road Tilehurst Reading RG31 5AL

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CONDITIONS & REASONS

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

Proposed site layout PL03 B

Proposed plans PL06 B

Proposed elevations PL07 B

Car Management and Car Park Management Plan received 24 April 2018

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

2. Hours of use

The premises as hereby approved shall not be used by members of the public outside the hours of 8am to 10:30pm on Mondays to Saturdays and 10am to 10:00pm on Sundays or Bank Holidays.

Reason: in order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy DM4 and Policy CS34.

3. No amplification

There shall be no amplified sound at the premises at any time.

Reason: in order to protect local residents from unreasonable noise disturbance arising from the use in accordance with Policy DM4 and Policy CS34.

4. Air condition units

Within 4 weeks of the date of this permission the extract/ventilation systems shall have been installed in accordance with the approved plans and specifications and thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

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

5. Restriction on use - specified use

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall be used as a community facility as applied for offering a combination of worship, training, education and meetings for a maximum of 50 people only and for no other purpose

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(including being used solely as a Mosque) in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Other alternative uses of the premises which may otherwise be permitted by virtue of the above Orders have not been assessed and could be harmful to neighbours and traffic contrary to adopted policies CS31, DM4 and DM12.

6. Vehicle parking - plans to be approved

Within 4 weeks of the date of this planning permission:

The parking layout and boundary treatment as shown on the approved drawing and the signage to make clear that the parking spaces are for permit holders only, shall be provided and ready for use. Thereafter the parking bays and turning areas shall be kept free of obstruction and the signs retained in place at all times.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of visitors and reduce the likelihood of conflicting vehicle movements on the approach road, which could be a danger to pedestrians and other road users to accord with Policy CS24 and Policy DM12.

7. Car Park Management Plan

The approved car park management plan, which includes a mechanism for issuing 6 parking permits only (1 spare for guests, deliveries, etc), and details of how visitors will be directed to make use of nearby public car parks, public transport and other forms of transport and which shall be easily available for view on the organisation's website and in their published literature shall be adhered to at all times while the approved use is in operation.

Reason: To ensure that users and visitors to the premises are aware of the parking restrictions on site and how they might park elsewhere or travel to the site using modes other than the private car to reduce the likelihood of parking and traffic problems on site in accordance with Policy CS24 and Policy DM12.

8. Travel Plan

Within 4 weeks of the date of this planning permission a Travel Plan shall be submitted and revised as needed until it can be approved by the Local Planning Authority. The plan shall include a full analysis of the existing / proposed modal split for congregation/community members, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing a reduction in car trips generated to and from the site and a consequent reduction of pressure on limited car parking spaces.

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Reason: To ensure that users and visitors to the premises are encouraged to travel to the site using modes other than the private car to reduce the likelihood of parking and traffic problems on site in accordance with Policy CS24 and Policy DM12.

9. Travel Plan Implementation

The aims of the approved Travel Plan shall be notified to all existing and new members and centre users.

Reason: To ensure that users and visitors to the premises are encouraged to travel to the site using modes other than the private car to reduce the likelihood of parking and traffic problems on site in accordance with Policy CS24 and Policy DM12.

10. Travel Plan Review

There shall be an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the users. This shall be compared with the initial survey carried out under the terms of the condition above (the control level) with the aim being to see a reduction in the number of car borne trips.

Reason: To ensure that users and visitors to the premises are encouraged to travel to the site using modes other than the private car to reduce the likelihood of parking and traffic problems on site in accordance with Policy CS24 and Policy DM12.

11. Bicycle parking - plans to be approved

Within 4 weeks of the date of this planning permission:

- (a) The bicycle parking shall be provided as shown on the approved plan.
- (b) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

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.

12. Bin storage

Within 4 weeks of the date of this planning permission the approved bin storage facilities shall be provided and the bin storage facility shall be retained thereafter for use by users of the building at all times.

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 Policy CS7.

13. CMS

No works shall commence on the approved external alterations to the building, the car park layout and the provision of the bicycle store, bin store and boundary fence until a

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Construction Method Statement has been submitted to and been approved by the Local Planning Authority. The Construction Method Statement shall detail where contractors will park, where materials will be stored and secured and the hours of work. The works shall only be carried out in accordance with the approved Construction Method Statement.

Reason: in the interests of protecting the amenity of neighbours and highway safety. In accordance with Policy DM4 and DM12.

14. Obscure glazing at first floor

All windows at first floor level shall always be retained as non-opening and with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the first floor.

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

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters raised by the public and officers to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) the condition requiring a Construction Method Statement requires approval from the local planning authority before any construction work begins. This is because the details are needed to be agreed and implemented before any works start on the site and are of a nature that it would be illogical to consider after work has started.
3. 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.
4. 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.

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5. 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.

6. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall



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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.