

**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: Blandy & Blandy LLP
1 Friar Street
Reading
RG1 1DA

Application No: 171677
Application type: Full Planning Approval

Applicant: ANS Property Investments Limited

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 small House in Multiple Occupation (C4) to a large Sui Generis House in Multiple Occupation comprising 8 bedrooms and one studio room for up to a maximum of 12 persons (amended)

At: 1 Upper Redlands Road Reading RG1 5JJ

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: 19 January 2018



Head of Planning, Development
& Regulatory Services

Application At: 1 Upper Redlands Road Reading RG1 5JJ

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CONDITIONS & REASONS

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

Plans - Drawing no: UR-01R1, received 15th December 2017

Bin and Cycle Storage, received 17th November 2017

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

2. (a) Within one month of the date of this permission a plan shall be submitted to the Local Planning Authority for approval in writing to show how bicycle parking facilities can be provided on site.

(b) The bicycle parking facility shall be completed as shown on the approved plan within one month of the date of the approval.

(c) 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.

3. The existing bin storage area within the front garden, as shown on the approved plan (Bin and Cycle Storage, received 17th November 2017) shall be retained for use by occupiers 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.

4. The Council shall be notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, excluding the studio room, (room 6, as shown on the approved plan Drawing no: UR-01R1, received 15th December 2017), and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective



Date: 19 January 2018

Head of Planning, Development
& Regulatory Services

occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets, excluding the studio room (no. 6 as shown on the approved plan Drawing no: UR01R1, received 15th December 2017). All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

6. The two existing parking permits allocated to the property, 1 Upper Redlands Road, shall remain and be for the studio room (no. 6 as shown on the approved plan Drawing no: UR-01R1, received 15th December 2017). There will be ongoing rights to apply for parking permits for the studio room only.

Reason: to ensure that there is no additional impact on the level of on-street parking in the area in accordance with Policy CS24 and Policy DM12.

7. The area marked as kitchen/ living room on the ground floor and utility, as shown on the approved plan (Drawing no: UR-01R1) is to be retained for communal use at all times as long as the property remains a HMO.

Reason: to safeguard residential amenity of occupants in accordance with Policy DM4.

8. The HMO use at ground, first and second floors of 8 bedrooms and 1 studio hereby approved shall be restricted to twelve persons based on single occupancy for rooms 2, 3, 5, 7, 8 & 9 and double occupancy for rooms 1, 4 and 6 (studio) as shown on the approved plans.

Reason: to safeguard residential amenity for future and existing residents in accordance with Policy DM4.

9. Within 1 month of the date of this permission a Property Management Plan, setting out the measures and procedures for the management of all the communal parts of the HMO, both internally and externally, shall be submitted to the Local Planning Authority for approval in writing. The Property Management Plan shall include but not be limited to the following:

- a) Management of noise from tenants both within the property and externally within the garden.
- b) Management of the disposal of refuse.
- c) General maintenance of the property including all external areas and boundaries.



Date: 19 January 2018

Head of Planning, Development
& Regulatory Services

d) The carrying out of regular inspections by the landlord/agent with their up to date contact details provided.

e) Dealing with general repairs and maintenance.

f) Use of the parking areas, amenity space and bin and cycle storage.

g) Responsibilities of tenants i.e. refuse disposal, accommodation to be kept in an acceptable manner and take reasonable care so as not to damage the property and behave in a reasonable and social manner so as not to cause a nuisance to other tenants and neighbouring properties.

Thereafter a copy of the approved Property Management Plan shall be issued to each tenant and a copy shall be left in the communal area and the measures within it shall be complied with.

Reason: In the interests of the amenities of future occupiers and nearby residents and in accordance with Policy DM4. See Informative 4 below for more advice.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit, except for those of the studio room. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

3. Please note that as the property includes a studio it does not benefit from residential permitted development rights.

4. The Council expects all properties in HMO use to be properly managed in accordance with requirements under the Housing Acts and associated regulations. The Council publishes comprehensive information in it's Houses in Multiple Occupation Management Pack:

<http://www.reading.gov.uk/media/1412/HMOs-Management-Pack/pdf/HMOs-Management-Pack.pdf>.

Landlords/ owners are advised to follow the advice in the pack to ensure compliance with the requirements of the Housing Acts. Landlords/ owners are advised that a property specific management plan should be drawn up. This plan should be given to all occupants/tenants, preferably as part of their tenancy agreement or contract. The



Date: 19 January 2018

Head of Planning, Development
& Regulatory Services

operation of the property should be undertaken in accordance with the approved management plan.

A good management plan will include matters related to:

- Responsibilities and standards for the management of internal communal areas including kitchens, dining areas, living rooms and shared bathrooms;
- Responsibilities and standards for the management of common parts, fixtures, fittings and appliances. These must be maintained in good and clean decorative repair, maintained in a safe and working condition and kept reasonably clear from obstruction, e.g. banisters and handrails, stair coverings, windows, lighting, gardens and yards, walls and fences, etc.;
- Responsibilities and standards for the management of external areas in terms of landscaping, maintenance and tidiness, in particular areas visible from the public highway or street. This will include matters relating to the erection of Satellite dishes and television aerials;
- Responsibilities and standards for the use and tidiness of bins, binstores, and rubbish in the use of the property along with appropriate facilities to enable the recycling of waste that meets the Council's current practices;
- Responsibilities and standards for the parking of cycles.
- An undertaking to ensure all occupants/tenants will be provided with a copy of the management plan as part of their tenancy agreement or contract and the importance of complying with its measures emphasised;

Where a condition is imposed requiring the submission and approval of a management plan (usually for larger "sui generis" HMO uses), the Local Planning Authority will expect all the above matters to be addressed

Applicants should note that information on the collection of rubbish can be found on the Council's website at:

<http://www.reading.gov.uk/rubbish> and information on the collection of bins can be found on the Council's website at: <http://www.reading.gov.uk/binchanges>

5. The applicant's attention is drawn to the requirements of the Housing Act 2004 (and regulations made under the legislation) with respect to occupancy levels of the property, licensing and management. More information about these requirements can be obtained from the Private Sector Housing Team on 0118 937 2151 or at www.reading.gov.uk.

6. It is recommended that the Streetcare Team be contacted to ensure the correct number of bins is in place for the number of units planned. The Council's Waste Management Guidelines are set out at the following link: http://www.reading.gov.uk/media/5931/Waste-management-guidelines-for-property-developers/pdf/Waste_Management_Guidelines_for_Reading_V1_2.pdf

7. You are reminded that the Ginkgo tree in the front garden is subject to TPO 16/16. You are advised that no tree works are approved by virtue of this consent. Any works



Date: 19 January 2018

Head of Planning, Development
& Regulatory Services

to trees subject to a Tree Preservation Order will require submission of a tree works application.

8. 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.

Date: 19 January 2018



Head of Planning, Development
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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.