

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Network Rail
1st Floor, Temple Point
Redcliffe Way
Bristol
BS1 6NL

Application No: 160309
Application type: Prior Notification

Applicant: Network Rail

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Prior Approval for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Extending height of bridge parapets and anti-climb works
Under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development)(England)Order 2015

At: Burghfield Road Bridge, Burghfield Road, Reading

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: 4 May 2016



Head of Planning, Development
& Regulatory Services

Application At: Burghfield Road Bridge, Burghfield Road, Reading

Application No: 160309

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CONDITIONS & REASONS

It is considered that the works as proposed can be considered as Permitted Development under Part 18 of the GPDO which allows for development under Acts of Parliament. Reading Borough Council is satisfied that the proposed development would not harm the amenity of the neighbourhood and could not reasonably be carried out elsewhere on the land. Therefore, the development does not require express planning permission.

INFORMATIVES

1. This decision relates to the following drawings:

- Location Plan dated 24 March 2015
- Existing General Arrangement (W1047B-AMR-DRG-ECV-171001 B01) dated 2 November 15
- Proposed General Arrangement (W1047B-AMR-DRG-ECV-172001 B01) dated 18 January 2016
- Proposed Detail (W1047B-AMR-DRG-ECV-172002 B01) dated 21 January 2016

2. Positive and Proactive Statement:

The proposals were acceptable in their original form and did not require additional discussion with the applicant.

3. The Council's Highway section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 937 2138 to arrange a licence before any work is carried out within or affecting the highway.

Date: 4 May 2016



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, 0117 372 8000 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.