

**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: Weston & Co Architects Ltd
Watlington House
44 Watlington Street
Reading
RG1 4RJ

Application No: 171626
Application type: Householder

Applicant: Mr & Mrs Newton

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: Demolition of a single-storey utility room and double garage rear extension, followed by the construction/replacement of dormer windows on the Second Floor, and construction of a part 1-storey and part 1.5 -storey rear extension. The rear extension providing a garden room, replacement utility room, replacement garage, a home office and storage.

At: 19 Christchurch Gardens Reading RG2 7AH

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: 6 November 2017



Head of Planning, Development
& Regulatory Services

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Application At: 19 Christchurch Gardens Reading RG2 7AH

Application No: 171626

Application type: Householder

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than 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. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development including:

- Natural slate roofing
- Decorative clay ridge tiles
- Facing brickwork, including, brick types, bond, mortar and brickwork pattern.
- Timber vertical sliding sash window frames
- Doors
- Leadwork to dormer cheeks
- Conservation-type rooflights

have been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than using the approved materials.

Reason: in the interests of the character and appearance of the conservation area in accordance with Policy CS7 and CS33.

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

Drawing No: 15038-PL-7 Rev.B, dated 24 October 2017

Drawing No: 15038-PL-8 Rev.A, dated 24 October 2017

Drawing No: 15038-PL-9 Rev.B, dated 24 October 2017

Drawing No: 15038-PL-10 Rev.A, dated 24 October 2017

Drawing No: 15038-PL-11 Rev.A, dated 24 October 2017

Drawing No: 15038-PL-12, dated 13 October 2017

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-



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AA

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enacting that Order) all windows shown as "obscured" on the approved drawings shall be fixed non-opening and glazed with obscure glass on parts below 1.7 metres as a minimum when measured from the floor level of the respective rooms in which they are located, before first 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 Policies DM4 and DM9.

6. 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) no windows, other than those shown on the approved plans shall at any time be placed in the north or east elevations of the extensions hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policies DM4 and DM9.

7. The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 19 Christchurch Gardens, Reading, RG2 7AH, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension would not detract from the amenities or living conditions of neighbouring residential properties, or the character of the locality, in accordance with Policies CS7, CS33, DM9 and DM4

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. 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.

3. 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



Date: 6 November 2017

AA

Head of Planning, Development
& Regulatory Services

construction and demolition associated with the approved development will be subject to environmental health law.

4. 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

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.

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 should be in accordance with Reading Borough's Council's document 'Guidance Notes for Activities on the Public Highway within the Borough of Reading'. The developer 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.

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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.