

**NON-MATERIAL AMENDMENT APPLICATION FOR
AN INCREASE IN RIDGE HEIGHT TO ONE OF THE
APPROVED DWELLINGS (161578)**

PLANNING STATEMENT

58 WESTBOURNE TERRACE, READING RG30 2RP

ON BEHALF OF RESI SOLUTIONS LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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APPENDIX 1: DECISION NOTICE

1. INTRODUCTION

- 1.1 This statement is submitted in support of a non-material amendment application to increase the overall height of one building by 400mm, as shown on the supporting plans.
- 1.2 This application follows an existing planning permission granted in April 2017 for the demolition of the existing residential dwelling and erection of 2 semi detached houses. The original permission can be found in Appendix 1.
- 1.3 Section 76a of the Town and Country Planning Act 1990 relates to making non-material changes to planning applications. This states that:
- "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*
- 1.4 Initial contact has been made with the Council to confirm that the proposals contained within this application would be considered as a non-material amendment application. With the benefit of the proposed plans, this was confirmed without prejudice on 21st July 2017 by Alison Amoah, a Principal Planner at Reading Borough Council.
- 1.5 In addition to this statement the application is accompanied by the appropriate planning application forms and the following plans and documents.
- Site Location Plan
 - Existing Elevations
 - Proposed Elevations
- 1.6 This application is accompanied by the appropriate fee of £195.

2. SITE DESCRIPTION

- 2.1 The site is located on Westbourne terrace which contains a mix of house types and designs. The property on site is not within a conservation area. Trees are located on the north boundary and South East corner of the site. The design of

the houses to the west appear similar to the proposed design which includes the use of brick and slated roof.

3. PLANNING HISTORY

3.1 The following planning history is available at 58 Westbourne Terrace.

Reference 161578: planning permission was granted in April 2017 for the erection of 2 X 4 bedroom semi-detached houses following the demolition of the existing dwelling.

Reference 17064: application for approval of details reserved by condition 10 (Noise and Dust) and 16 (CMS) of 161578. The conditions were discharged on 24th April 2017.

4. PROPOSAL

4.1 This application seeks to increase the height of house to the west of the site by 400mm from the original planning permission. This is being proposed in order to accommodate an internal floor to ceiling height of 2450mm with an allowance of 200mm for the first-floor structure depth. The proposed new height is demonstrated on the elevation drawings 403-GA006 B.

4.2 The increase in height applies to the ridge of the property to the west of the site. The remaining ridge heights will remain the same as that set out in the original application. There are no other changes proposed.

5. ASSESSMENT AGAINST PLANNING POLICY AND GUIDANCE

National Planning Policy Framework 2012

5.1 *Paragraph 14* of the NPPF states at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay.

- 5.2 *Paragraph 50* goes on to encourage local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The measures identified to achieve this include a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The proposed development would contribute towards an identified need for family housing in the local area and provide increased choice for residents, resulting in a more inclusive and mixed community.

Local Planning Policy

- 5.3 The Development Plan is comprised of the Reading Borough Local Development Framework Core Strategy (2008) and the Sites and Detailed Policies Document (2012). The following policies from these documents are relevant:

Reading Borough Local Development Framework Core Strategy 2008

CS7 – Design and the Public Realm

Sites and Detailed Policies Document

DM4 – Safeguarding Amenity

Character and Design

- 5.4 The proposed height and scale of the property would retain a similar height to the surrounding dwellings, and particularly continues to complement the form of the neighbouring property to the west. The slight increase in height proposed would therefore have a negligible impact on the character of the area and relationship between neighbouring properties. The only two properties that could be affected by the introduction of the proposed development would be the properties directly to the west and the east.
- 5.5 The height of the roof ridge steps down between the semi-detached properties in tandem with the sloping gradient of the street. The increase in height of one of the ridges would still reflect this sloping gradient of the street and as such would not impact on the overall design and character. The development would therefore continue to comply with policy CS7 of the Core Strategy.

Neighbouring Amenity

- 5.6 DM4 within the Sites and Detailed Policies Document outlines the criteria for safeguarding the amenity of existing and new residential properties. The proposed increase in ridge height will facilitate better internal accommodation within the dwelling, providing future residents with a greater level of amenity.
- 5.7 The increase in height would not cause significantly greater impact on daylight sunlight or overshadowing of neighbouring residents. The building sits between two residential properties. The increase in height would mean the building would not sit any higher than the adjacent property at 60a. As such there would not be any overbearing impact caused by the increase in height by such a minimal amount, there is no increase in the depth of the building and therefore would not lead to any overshadowing to the rear elevations of either neighbouring properties. The non-material amendment would comply with policy DM4 and ensure the amenity of neighbouring residents is protected.

6. CONCLUSION

- 6.1 This statement has demonstrated that the proposed amendments to the application at 58 Westbourne terrace would be considered a non-material amendment. In coming to this conclusion, this statement has determined that the changes would not result in any effect which would have any clear impact on the original application. As such there would be no change in the impact of the development on the amenity of neighbouring residents or the character of the area. It should also be noted that the proposed amendment would not have an impact in any form on landscape or transport. The application should therefore be granted in accordance with national and local planning policy.

APPENDIX 1

DECISION NOTICE

**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: Pegasus Group
Abbey House
Grenville Place
Bracknell
RG12 1BP

Application No: 161578
Application type: Full Planning Approval

Applicant: Mr Daniel Hillman

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: Erection of 2 x 4 bedroom semi-detached houses following the demolition of existing dwelling.

At: 58 Westbourne Terrace Reading RG30 2RP

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 April 2017



Head of Planning, Development
& Regulatory Services

Application At: 58 Westbourne Terrace Reading RG30 2RP

Application No: 161578

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this decision.

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. The development hereby permitted shall be carried out in accordance with the following approved plans received 22/8/16 unless indicated:

Drawing No: DPA 129 05 P5 - Amended Block Plan received 21/10/16

Drawing No: DPA 129 06 P4 - Floor plans

Drawing No: DPA 129 07 P4 - Front & Rear Elevations

Drawing No: DPA 129 08 P2 - Side Elevations

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

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: As no details have been submitted and in the interests of the appearance of the building and the area.

Core Strategy Document (Adopted 2008 & Revised 2015) Policy CS7 (Design and the Public Realm)

4. 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 extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority. Reason: Due to the limited size of the plots any extension to these dwellings or the erection of an outbuilding (other than a standard garden shed) requires detailed consideration to safeguard the amenities of the surrounding area.

5. Demolition and construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank or Public Holidays.

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Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission. Sites & Detailed Policies Document Policies DM4: Safeguarding Amenity

6. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the application site shall be used as two single dwelling houses only (C3 Use) and for no other purpose (including any other purpose 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: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to highway safety and residential amenity. Policy DM4 (Safeguarding Amenity) Policy DM12 (Access, Traffic and Highway Related Matters)

7. No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 Design and the Public Realm

8. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7 Design and the Public Realm

9. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7 Design and the Public Realm



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10. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site and to comply with Policies CS34 (Pollution and Water Resources) and DM4 (Safeguarding Amenity).

11. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008

12. No dwelling shall be occupied until the accesses have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and to comply with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

13. No dwelling shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

14. The residential houses hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential houses hereby approved, 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 Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.



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15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential houses hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential houses for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential houses. Reason: In order that the prospective occupiers are made aware of the fact that they will not be 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 Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12

16. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (D) The erection and maintenance of security hoarding / scaffolding if required.
- (E) Wheel washing facilities
- (F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- (G) Footpath Closures / Road Closures needed during construction
- (H) Traffic Management needed during construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

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INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant, who agreed to an extension of time to resolve matters relating to the scale and appearance of the dwellings and to enter into a S106 legal agreement to secure a contribution towards affordable housing to allow permission to be granted in accordance with adopted policies.
2. 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.
3. 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
4. Any pre-commencement conditions identified above are required because the details to be approved need to be designed or 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.
5. The occupiers of the residential units will not be 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 Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.
6. The Council's Highways section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.



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7. Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware 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 at <http://www.reading.gov.uk/ltp/General.asp?id= SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. This means that applications currently being approved may be liable to pay CIL. CIL is a new 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 generally applies to developments which result in at least one dwelling or 100 sq m of new floorspace. CIL becomes payable on commencement of the development although the Council has an Instalment Policy. For more information go to:

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

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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.