



Reading
Borough Council

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**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: DMWR Architects Ltd
16-18 Hatton Garden
London
EC1N8AT

Application No: 161345
Application type: Full Planning Approval

Applicant: Access Self Storage Ltd

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 an extension over ground, first and second floors for Class B1 office purposes. Erection of extension over ground, first and second floors for class B8 self storage purposes. Alterations to existing elevations. Ancillary car and cycle parking. Demolition of approx. 275 m2 of existing Class B8 self storage space.

At: 62 Portman Road Reading RG30 1EA

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: 17th January 2017

Head of Planning, Development
& Regulatory Services



Application At: 62 Portman Road Reading RG30 1EA

Application No: 161345

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:

DMWR/A3/3237-PL01 dated 1 June 2016
DMWR/A3/3237-PL02 Rev.A dated 29 June 2016
DMWR/A3/3237-PL03 dated 29 June 2016
DMWR/A3/3237-PL04 dated 29 June 2016
DMWR/A3/3237-PL05 dated 29 June 2016
DMWR/A3/3237-PL06 Rev. dated 14 July 2016
DMWR/A3/3237-PL07 dated 29 June 2016
DMWR/A3/3237-PL08 Rev.E dated 15 July 2016
DMWR/A3/3237-PL09 Rev.E dated 15 July 2016
DMWR/A3/3237-PL10 Rev.E dated 15 July 2016
DMWR/A3/3237-PL11 Rev.C dated 14 July 2016
DMWR/A3/3237-PL12 Rev.C dated 14 July 2016
DMWR/A3/3237-PL13 Rev.D dated 15 July 2016
DMWR/A3/3237-PL14 Rev.C dated 18 July 2016
DMWR/A3/3237-PL15 dated 18 June 2016

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

3. (Pre-commencement - tree protection)

The development hereby approved shall not be commenced until details of tree and landscaping protection fencing, and associated ground protection (the protection measures), for all existing trees and grassed areas fronting Portman Road have been submitted to and approved in writing by the local planning authority.

The protection measures shall be provided in accordance with the approved details before any equipment, machinery or materials are brought on to the site. The protection measures shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site.

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No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason. to ensure that appropriate protection is given to trees on the site before any works commence and to protect the visual amenity of the landscaped verge, in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. (Pre-commencement - construction methods statement)

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:

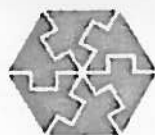
- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500
- (C) Storage of plant and materials used in constructing 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).
- (J) Measures to control dust and noise emanating from the site during demolition and/or construction.

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 these details need to be approved before any works commence; also to protect the amenity of local land uses and neighbouring residents and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

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5. (Pre-commencement - sustainable drainage)

No development shall take place until full technical details of a sustainable drainage system for all surface water within the site, in accordance with the submitted preliminary details and including details of its implementation and future maintenance, have been submitted to and approved by the Local Planning Authority. The scheme shall give priority to infiltration/evaporation measures where possible and the scheme shall include an assessment of the implications of any contaminated land that may be present.

The approved scheme shall be provided in full prior to first occupation and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

Reason. These details need to be approved before any work commences to minimise the flood risk arising as a result of the development and in the interests of preserving or improving groundwater quality. In accordance with Policies CS1 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (altered 2015), NPPF Paragraph 103 and associated Practice Guidance.

6. (Pre-commencement - archaeology)

No development shall take place within the site until the applicant, or their agents, or their successors in title, has secured and implemented a phased programme of archaeological work in accordance with a written scheme of investigation, which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved written scheme.

Reason. This programme of investigation is needed before any other works start to ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interests of protecting the archaeological heritage of the borough. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. LANDSCAPING:

i) No part of the development hereby approved shall be occupied until full details of both hard and soft landscaping, in accordance with the principles shown on the approved drawings have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials;

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(b) planting plans (including a minimum of one additional tree to the Portman Road frontage) - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate);

(c) biodiversity enhancements;

(d) a landscaping maintenance and management plan, including long term objectives, management responsibilities and maintenance schedules for the landscaped areas.

The landscaping shall be carried out prior to first occupation, in accordance with the approved details. Maintenance and management shall be in accordance with the approved landscaping maintenance and management plan at all times thereafter.

ii) Any trees or plants that, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that suitable landscaping is provided and maintained in the interests of the visual appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

8. No part of the development hereby approved shall be occupied until details of secure, covered and lockable bicycle storage spaces, equipped with secure 'Sheffield' cycle stands, have been submitted to an approved in writing by the Local Planning Authority. The cycle storage spaces shall be provided as approved before any part of the development is occupied and retained for cycle parking at all times thereafter.

Reason: To ensure suitable cycle parking provision for staff and visitors and to encourage travel by sustainable alternatives to the motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and SPD Revised Parking Standards and Design 2011.

9. No part of the development hereby approved shall be occupied until details of external lighting have been submitted to and approved in writing by the local planning authority.

The details shall include:

- i) A layout plan with beam orientation
- ii) A schedule of equipment

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- iii) Measures to avoid glare and excessive use of light.
- iv) An isolux contour map showing light spillage to 1 lux both vertically and horizontally.

No external lighting shall be provided other than in accordance with the approved details.

Reason: In the interests of residential amenity, the visual amenity of the area and to control light pollution. In accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

10. No part of the development hereby approved shall be occupied until all space for vehicle parking and turning has been provided and marked out in accordance with the approved drawings. These areas shall be kept available for vehicle parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities; to reduce the likelihood of roadside parking which could be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

11. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

12. BREEAM:

i) The development, as built, shall meet the BREEAM Very Good standard as a minimum.

ii) No part of the development shall be occupied until a Post- construction review demonstrating compliance with the BREEAM Very Good standard as a minimum has been submitted to and approved in writing by the local planning authority.

Reason: to ensure an appropriate standard of environmental sustainability given the nature of the proposal and within the context of existing buildings to be retained

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within the site, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Sustainable Design and Construction SPD 2011.

13. The materials to be used in the construction of the external surfaces of the development shall be in accordance with the details specified on the approved drawings.

Reason: In the interests of the appearance of the building and the visual amenity of the street, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

14. Energy Strategy:

i) The development as built shall comply with the submitted Energy Strategy 'Energy Strategy dated 18 July 2016 by Foreman Roberts'.

ii) No part of the development shall be occupied until a Post- construction review demonstrating compliance with the Energy Strategy as a minimum has been submitted to and approved in writing by the local planning authority.

Reason. In the interests of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and DM1 of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at pre-application and application stages to allow permission to be granted within a reasonable timescale.

2. A section 106 Agreement relates to this site, linked to this permission, which secures an Employment Skills and Training Plan or equivalent financial contribution. A full copy of the S106 Legal Agreement ref. 4256 is available on the Public Register of Planning Applications held by Reading Borough Council.

3. A Building Regulations application may be required for submission prior to the commencement of any building operations involved as a result of the proposed development. Please contact Building Control on 0118 937 2449 for further advice.

4. The Fire Service recommend the provision of commercial sprinklers within the building to reduce fire risk.

5. Contaminated Land - The development lies on a potentially contaminated site. Due to the nature of the historic land use. The developer should be aware that any ground or enabling works may bring receptors into contact with contaminants and the design

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of the construction proposals may need to account for the possibility of ground contamination.

6. The site is adjacent to railway land. Although there is no indication that the works would directly affect the railway, the developer should note the following general railway undertaker requirements:

DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail at:

AssetProtectionWestern@networkrail.co.uk before works begin.

ACCESS TO RAILWAY

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Full details of any excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval by railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

SIGNALLING

The proposal must not interfere with or obscure any signals that may be in the area.

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ENVIRONMENTAL ISSUES

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

LANDSCAPING

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

7. Encroachment:

i) You are advised that planning permission has been granted on the basis of the ownership certificate submitted with the planning application. Any works undertaken on land owned by anyone else are undertaken at your own risk.

ii) Your attention is drawn to the provisions of the Party Wall Act 1996.

8. 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.

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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.

