



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: Weston & Co Architects Ltd
51 Blenheim Road
Reading
RG1 5NG

Application No: 160938
Application type: Full Planning Approval

Applicant: John Filbee Properties 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 ground floor betting shop (sui generis) and shop/showroom (A1) with first floor office (B1) changing to 8 no. residential flats (C3). Construction of an additional roof storey, and provision of associated car parking, bin and cycle storage to the rear.

At: 750 & 752 Oxford Road Reading RG20 1EJ

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: 21st February 2017

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Application At: 750 & 752 Oxford Road Reading RG20 1EJ

Application No: 160938

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 approved shall not be carried out other than in accordance with the following drawings only:

1:1250 Location Plan

15037-PL-8 Rev.D dated 18 July 2016

15037-PL-9 Rev.A dated 18 July 2016

15037-PL-10 Rev.A dated 18 July 2016

15037-PL-11 Rev.C dated 18 July 2016

15037-PL-12 Rev.D dated 18 July 2016

15037-PL-13 Rev.C dated 18 July 2016

15037-PL-14 Rev.C dated 18 July 2016

Reason: to clarify which drawings have been approved.

Pre-commencement conditions

3. Landscape details

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

(a) hard surfacing materials and groundworks, including details of sustainable drainage.

(b) planting plans - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants and trees to include native and wildlife-friendly species (noting species, plant/tree sizes and proposed numbers/planting densities where appropriate).

(c) boundary treatments, in accordance with the details shown on the approved drawings.

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(d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities, on and around the new building.

(e) Details of above and below ground services in relation to planting.

Reason: to ensure that suitable landscaping, including trees of public amenity value, are provided in the interests of the appearance and ecology of the development and wider area. In accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

4. Construction Management Details:

i) 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 noise and dust during demolition and 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, protecting the amenity of neighbouring residents, air quality, and highway safety, in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2012 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

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5. The materials to be used in the construction of the external surfaces of the development, including walls, roof, window frames, and rainwater goods, shall be in accordance with those detailed on the approved drawings.

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

6. No part of the development hereby approved shall be occupied until all hard and soft landscaping, including new boundary treatments, has been provided in accordance with the approved details.

Reason. to ensure that appropriate landscaping is provided in the interests of the appearance of the development and the character of the area in accordance with Policy CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. Landscaping Maintenance:

i) No part of the development hereby approved shall be occupied until maintenance details for all landscaped areas have been submitted to and approved in writing by the local planning authority.

ii) The landscaping shall be maintained in accordance with the approved details at all times thereafter. Any trees or plants that, within a period of 5 years from the date of first occupation, 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 landscaping is maintained in the interests of the appearance of the development and the character of the 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 dwelling hereby approved shall be occupied until the acoustic glazing and ventilation systems for that dwelling have been fully installed in accordance with the specifications recommended within the submitted acoustic assessment Accon Uk, dated 12 April 2016, ref: A2695/N/002.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

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9. No dwelling hereby approved shall be occupied until all vehicle parking and circulation space has been provided in accordance with the approved drawings. The space 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 would 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 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document Policy 2012 (altered 2015).

10. No dwelling hereby approved shall be occupied until the covered bicycle storage spaces shown on the approved drawings have been provided and equipped with secure Sheffield-style cycle stands.

Reason: 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.

11. No dwelling within the development hereby approved shall be occupied until the secure refuse bin store has been provided in accordance with the approved plans. This store shall not be used for any purpose other than refuse storage associated with the development at any time thereafter.

Reason: To ensure that adequate provision is made for the storage and collection of refuse, in accordance with Policies CS2, 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).

12. 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 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. 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 within the site.

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

14. No mechanical plant shall be installed externally, or vented externally, until a noise assessment, including a scheme of noise mitigation measures as appropriate, for the proposed mechanical plant has been submitted to and approved in writing by the local planning authority. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted rating level, L_Ar,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, L_A90,T when all proposed plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

Reason: To safeguard the amenity of the neighbouring premises, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

15. No dwelling within the development hereby approved shall be occupied until a building ventilation strategy, in accordance with the recommendations of the submitted Air Quality Assessment reference: A2695/AQ/001 dated 10 March 2016, has been submitted to and approved in writing by the local planning authority. The ventilation measures detailed within the approved ventilation strategy shall be fully provided before any dwelling is occupied.

Reason: to protect future occupiers from the effects of poor air quality, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to the appearance of the development, the effect on neighbouring amenity, and Affordable Housing provision in order to allow permission to be granted.

2. Those conditions identified above as pre-commencement conditions require details to be approved or works to be carried out before any other works start on the site or are of a nature that would be impractical to consider after work has started.

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3. 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.
4. Any works affecting the highway will be required to 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 be 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 from the Transport Strategy pages of the Council website.
5. 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.
6. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for financial contributions towards Affordable Housing. A full copy of the S106 Legal Agreement is available on the Public Register of Planning Applications held by Reading Borough Council.
7. Bin stores attract rats. The developer and future occupiers are advised to ensure that all bins provided have close fitting lids and have the drainage plugs securely fitted in the base. The detailed design should ensure that the store, including its doors, is designed to prevent rats entering.
8. This development is liable to pay the Community Infrastructure Levy. Further advice is available from the planning pages of 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.

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.

