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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr Matthew Green
Unit D Lunesdale
Upton Magna Business Park
Upton Magna,
Shrewsbury,
Shropshire SY4 4TT

Application No: 140370
Application type: Full Planning Approval

Applicant: Mr Phil Cleary

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 existing garage and single storey extension and erection of rear extension to 67 Winsor Drive and construction of a separate 3-bedroom detached dwelling within the existing residential curtilage of 67 Winsor Drive.

At: 67 Winsor Drive Reading RG30 3EG

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: 13th October 2014

Head of Planning, Development & Regulatory Services *JW*



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Application At: 67 Winsor Drive Reading RG30 3EG

Application No: 140370

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
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. This permission relates only to the application as changed by the following amended drawings that were received by Reading Borough Council as local planning authority on 04th April 2014:

- Existing/Proposed Site Plans (drawing no. 10_344A_002 Rev A)
 - Existing Elevations (drawing no. 10_344A_004 Rev A)
 - Proposed Elevations/Floorplans - no. 67A (drawing no. 10_344A_001 Rev B)
 - Proposed Elevations/Floorplans - no. 67 (drawing no. 10_344A_005 Rev A)
 - Proposed Street-Scene Elevations (drawing no. 10_344A_003 Rev A)
 - Proposed First Floor Site Plan (drawing no. 10_344A_006 Rev A)
- Reason: as some plans were changed and to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and mortar colours and details of window and doorway reveals 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 visual appearance of the building and the area.

LDF Core Strategy Policy CS7 Design and the Public Realm

4. No dwelling shall be occupied until the vehicular access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety.

LDF SDPD Policy DM12 (Access, Traffic and Highway-Related Matters).

5. No dwelling shall be occupied until space for vehicle parking and turning has been provided in accordance with the approved drawing. This area shall thereafter be kept available for parking at all times.

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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.

LDF Core Strategy Policy CS24 (Car/Cycle Parking) LDF SDPD Policy DM12 (Access, Traffic and Highway-Related Matters)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no additions or extensions to the dwellings hereby approved shall be built or structures erected within the curtilage of that dwelling.

Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

LDF SDPD Policy DM4 (Safeguarding Amenity)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no boundary treatments (i.e. fence, wall or other means of segregation) between the dwelling hereby approved and 67 Winsor Drive shall be erected. Reason: in order that adequate space is provided for parking and manoeuvring of vehicles.

LDF Core Strategy Policy CS24 (Car/Cycle Parking) LDF SDPD Policy DM12 (Access, Traffic and Highway-Related Matters)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no first floor side windows in the southern elevation of the extension to 67 Winsor Drive hereby permitted shall be constructed.

Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

LDF SDPD Policy DM4 (Safeguarding Amenity)

9. The first floor rear bathroom window of the new dwelling hereby permitted shall be fitted with obscure glazing and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: in order to prevent overlooking of neighbouring properties.

LDF SDPD Policy DM4 (Safeguarding Amenity)

10. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be

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completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable agreed in writing with the local planning authority.
Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.
LDF SDPD Policy DM4 (Safeguarding Amenity) DF Core Strategy Policy CS7 (Design and the Public Realm)

11. No development shall take place until details of the means of disposal of surface water have been submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved details before the development, hereby permitted, is occupied.
Reason: to ensure that adequate surface water drainage is provided in the interests of surface water flood protection.
LDF Core Strategy Policy CS35 (Flooding)

12. 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.
LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF Core Strategy Policy CS2 (Waste Minimisation)

13. 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) proposed finished ground levels or contours; car parking layouts and hard surfacing materials;
b) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);
c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees (to include native and wildlife friendly species and large canopy species where appropriate), noting species, plant sizes and proposed numbers/planting densities where appropriate;
d) implementation timetables.
Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and provides suitable biodiversity enhancements.
LDF Core Strategy Policy CS7 Design and the Public Realm
LDF Core Strategy Policy CS36 Biodiversity and Geology LDF Core Strategy Policy CS38 Trees, Hedges and Woodlands

14. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant

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recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved plans.

LDF Core Strategy Policy CS7 Design and the Public Realm

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development. Any trees or plants which (within a period of 3 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 the works are carried out as approved in the interests of the visual amenities of the area.

LDF Core Strategy Policy CS7 Design and the Public Realm

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).
- (J) Measures to control dust and noise emanating from the site during the demolition and construction phases.

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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.

LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF SDPD Policy DM4 (Safeguarding Amenity)

17. Prior to commencement of development, a Code for Sustainable Homes (CfSH) Design Stage Assessment carried out by a licensed CfSH assessor and demonstrating that the development shall achieve the minimum compliance of a 'Code Level 3' CfSH score shall be submitted to and approved in writing by the Local Planning Authority. An Interim Certificate demonstrating that the target rating of the submitted CfSH Design Stage Assessment has been achieved, shall be submitted to and approved in writing by the Local Planning Authority, 12 weeks after the submission of the CfSH Design Stage Assessment or within an alternative timetable that has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards.

LDF Core Strategy Policy CS1

The Council's 'Revised Sustainable Design & Construction' Supplementary Planning Document (July 2011)

18. Prior to occupation of the development, a Post Construction Review carried out by a licensed Code for Sustainable Homes (CfSH) assessor and demonstrating that the development has attained the minimum compliance of a CfSH 'Code Level 3' score shall be submitted to and approved in writing by the Local Planning Authority. The Final CfSH Certificate following the Post-Construction Review shall be submitted to and approved in writing by the Local Planning Authority not later than 12 weeks after first occupation of the project and shall demonstrate that the development has attained the minimum compliance of a CfSH 'Code Level 3' score.

Reason: To ensure that the development is carried out in accordance with sustainable building standards.

LDF Core Strategy Policy CS1

The Council's 'Revised Sustainable Design & Construction' Supplementary Planning Document (July 2011)

19. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents.

LDF SDPD Policy DM4 (Safeguarding Amenity)

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20. No development shall commence on the new dwelling hereby permitted until the rear extension to 67 Winsor Drive hereby permitted has been completed in accordance with the approved plans.

Reason: to ensure that the residential amenity of 67 Winsor Drive is protected.
LDF SDDP Policy DM4 (Safeguarding Amenity)

21. No development shall commence on the new dwelling hereby permitted until the existing ground floor side extension and garage to 67 Winsor Drive have been demolished.

Reason: in order to allow new parking provision to be provided in a timely manner.
LDF Core Strategy Policy CS24 (Car/Cycle Parking)

INFORMATIVES

1. The applicant's 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 Local Planning Authority taking action to remedy the breach of planning control. If you are in any doubt please contact the Local Planning Authority.

2. 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:

<http://www.communities.gov.uk/publications/planningandbuilding/partywall>

3. The applicant is advised that prior to any development taking place they should get all the necessary permissions, or licences, in place to relocate existing water infrastructure which may be located under the site.

4. 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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5. 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).

6. For further information about construction and demolition nuisance law the applicant is referred to:
<http://www.reading.gov.uk/businesses/EnvironmentalProtection/construction-demolition/>

7. A section 106 Agreement relates to this site, which includes the following: Financial contributions towards Affordable Housing, Transport, Education and Leisure/Open Space infrastructure improvements. A full copy of the S106 legal agreement is available on the Public Register held at Reading Borough Council.

8. This planning application has been the subject of positive and proactive discussions with the applicant in terms of amending the internal layout of the new dwelling hereby permitted. The decision to grant approval to this application outside of the 8-week target period, but within an agreed revised target date, is considered to be a positive outcome of these discussions.

9. The applicant is advised that that the development hereby approved would require Building Regulations approval.

10. The applicant's attention is drawn to Conditions 3, 10, 11, 13, 16 and 17 above. These are pre-commencement condition(s) or condition(s) "precedent" and require the terms of the conditions to be satisfied before development commences. If development commences in contravention of those conditions, the development-taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.

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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/pes.

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.