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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: Land Planning Associates
Thurston Lodge
Thurston
Bury St Edmunds
IP31 3SD

Application No: 160180
Application type: Full Planning Approval

Applicant: Mr Bradley McCoid

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 commercial premises and erection of 3 No. 2-bedroom terraced houses (Use Class C3) (amended description).

At: Elgee Plastics Ltd Wilson Road Reading RG30 2RS

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: Elgee Plastics Ltd Wilson Road Reading RG30 2RS

Application No: 160180

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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:

1024-00-SP Rev.C Site Plan Proposed dated 14 May 2016

1024-00-EL Rev.B Elevations Proposed dated 14 May 2016

1024-00-GA Rev.A Ground, First, Second & Roof General Arrangement Proposed

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

3. No development shall take place, excepting demolition, until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted including natural slate roof covering, facing brickwork, stone detailing and details of windows and doors have been submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings and the area.

CORE STRATEGY DOCUMENT (Adopted 2008 & Revised 2015) Policy CS7 (Design and the Public Realm)

4. 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 demolition and construction.

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- (G) Footpath Closures / Road Closures needed during demolition and construction
- (H) Traffic Management needed during demolition and 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 local land uses, neighbouring residents and highway safety in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy Policy CS20 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. Before the first occupation of any part of the development hereby permitted the second floor level dormer windows within the south east-facing (rear) elevation of the dwellings, and the first floor level window within the south west elevation facing 1C Wilson Road, shall be fitted with obscured glazing (to Pilkington Level 5 or equivalent), and shall be non-opening below 1.7 metres in height above the internal floor level of the room within which they are located. The windows shall be retained as such at all times thereafter.

Reason: in the interests of neighbouring privacy, in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015).

6. LANDSCAPING:

i) Prior to first occupation of any part of the development hereby approved, full details of both hard and soft landscaping shall be submitted to the local planning authority for approval. The submitted details shall include:

- (a) hard surfacing materials;
- (b) planting plans (including tree planting to street 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) boundary treatments.

ii) The landscaping shall be provided, in accordance with the approved details prior to first occupation of any part of the development.

iii) 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

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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 appearance of the development and visual amenity of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008, and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. No dwelling shall be occupied until the vehicle access serving it has been fully constructed in accordance with the approved drawing.

Reason: In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

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 Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

9. The bicycle storage sheds shown on the approved drawings shall be provided before first occupation of the dwellings to which they relate.

Reason: To ensure adequate cycle parking provision for future occupiers and to encourage travel by sustainable alternatives to driving a motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

10. No dwelling hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. Such notification shall be addressed to the Council's Planning Manager 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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11. 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

12. No development shall take place, excepting demolition above existing ground floor slab level, until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason. To ensure that land contamination is identified in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. No development shall take place, excepting demolition above existing ground floor slab level, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will

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not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason. To ensure that appropriate remediation for any land contamination identified, in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

14. The Contaminated Land remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason. To ensure that appropriate remediation is carried out for any land contamination identified, in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

15. In the event that land contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on the affected part of the site and the matter shall be reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken by a suitably qualified person and, where remediation is identified as being necessary, a remediation scheme, together with a timetable for its implementation, shall be submitted to the Local Planning Authority.

The halted works shall not continue until the remediation scheme and timetable have been approved in writing by the Local Planning Authority and the measures in the approved remediation scheme have been fully implemented in accordance with the approved timetable. A validation report shall be submitted to the Local Planning Authority for approval within one month of the end of the approved timetable.

Reason. To ensure appropriate control and remediation of land contamination, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

16. 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.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of

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

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no dwelling hereby approved shall be used other than as a Class C3 dwellinghouse, containing no more than two bedrooms, and shall not be used for any other purpose.

Reason: To ensure that all future occupiers benefit from an acceptable quality of outlook from bedrooms and to ensure that appropriate parking provision is made for future occupiers. The small size of the dwellings make them unsuitable for multiple occupation. In accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008; Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 and the Revised Parking Standards and Design SPD 2011.

18. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development falling within Class A (enlargement, improvement or other alteration of a dwellinghouse), Class B (additions etc to the roof of a dwellinghouse), Class C (other alterations to the roof of a dwellinghouse), Class D (porches) or Class E (buildings etc incidental to the enjoyment of a dwellinghouse), of Part 1, Schedule 2, Article 3 of the Order shall be carried out within the site to which this permission relates, at any time.

Reason: In the interests of the amenity of occupiers of neighbouring dwellings, to ensure the frontage remains available for parking and to control the amount of development on the site in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to the design of the proposal and contributions towards Affordable Housing to allow permission to be granted within a reasonable timescale.

2. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, 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 applicant's behalf.

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3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

Conditions 3, 4, 12 & 13 require details to be approved before development commences as it would be impractical or illogical to leave approval until later in the construction phase.

4. 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 ref. 4261 is available on the Public Register of Planning Applications held by Reading Borough Council.

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 adopted Core Strategy Policy CS24 (Car/Cycle Parking). 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.

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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.