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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: AAN Design & Survey
54a Queen Street
Henley-On-Thames
Oxfordshire
RG9 1AP

Application No: 152026
Application type: Full Planning Approval

Applicant: Mr David Seward

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 store and workshop and access to first floor flat. Erection of new two-storey rear extension to provide a 4 single bedroom, 4 person, House in Multiple Occupation (Class C4) with separate access to existing first floor flat.

At: 49 Wokingham Road Reading RG6 1LG

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: 10th November 2016

Head of Planning, Development
& Regulatory Services



Application At: 49 Wokingham Road Reading RG6 1LG
Application No: 152026
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. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

Location Plan dated 10 April 2015

Block Plan dated 10 April 2015

AAN.15.522. 1 dated 6 March 2015

AAN.15.522. 4 Rev. B i, dated 20 January 2016

AAN.15.522. 5 Rev. A, dated 20 January 2016

AAN.15.523. 6, dated 2 November 2015

Reason: to clarify which drawings have been approved.

3. The development hereby approved shall not be commenced (excepting demolition), until details and samples of all materials to be used in the construction of the external surfaces of the development including window frames, brickwork detailing and details of the depth of window reveals, 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 details.

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

4. The development hereby approved shall not be occupied until full details of hard 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 hard landscaping shall be provided in accordance with the approved details before any part of the development is occupied.

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)

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5. The development hereby approved shall not be occupied until full details of all boundary treatment in accordance with the principles shown on the approved drawings have been submitted to and approved in writing by the local planning authority. The boundary treatment shall be provided in full in accordance with the approved details before any part of the development is occupied.

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)

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to 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.

No materials or waste associated with the development shall be burnt on or adjacent to the site.

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The approved Construction Method Statement shall be adhered to throughout the development process.

Reason: In the interests of safety; protecting 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).

7. 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 and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

8. The development hereby approved shall not be occupied until a detailed scheme informed by an assessment of the current noise environment for protecting future occupiers from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the residential accommodation are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied.

Reason: to protect future occupiers from environmental noise in the interests of residential amenity, 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).

9. i) The development hereby approved shall not be occupied until the vehicle and pedestrian accesses, vehicle parking and vehicle circulation areas, and garage doors, have been provided in accordance with the approved drawings.

ii) The parking garage shall be retained for the parking of vehicles, and the garage doors retained as approved, at all times thereafter.

Reason. To ensure appropriate access and parking provision for the site and to ensure garage doors are provided in the interests of the appearance and security of the

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building, in accordance with Policies CS7, CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Revised Parking Standards and Design SPD (2011).

10. The development hereby approved shall not be occupied until full details of secure, covered, cycle storage in positions shown on approved plans has been submitted to and approved in writing by the local planning authority. The cycle storage shall be provided as approved prior to first occupation of the development.

Reason. To meet the cycle parking needs of future occupiers and to encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and the Revised Parking Standards and Design SPD (2011).

11. The development hereby approved shall not be occupied until full details of a secure refuse and recycling bin store in the location shown on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin store has been provided in accordance with the approved details. The bin store shall be retained, as approved, at all times thereafter and solely for bin storage purposes.

Reason: To ensure that adequate provision is made for the storage and collection of refuse and in the interests of the visual amenity of the area in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

12. The building shall not be occupied by more than four residents at any time.

Reason. The building is unsuitable for a more intensive use in terms of the space and facilities available, vehicle and cycle parking, and the potential for disturbance to neighbouring occupiers. In accordance with Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 and Policies CS7, CS20, CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager 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 units 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 Policy CS24 of the Reading Borough LDF Core

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Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

14. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units 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 units 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 units.

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 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).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at pre-application and application stage to resolve matters relating to the scale and appearance of the proposal, the effect on the amenity of neighbours, and vehicle parking, allowing permission to be granted within a reasonable timescale.

2. 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.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition) associated with the approved development will be subject to environmental health law. Further details are available at: <http://beta.reading.gov.uk/article/2563/Construction--Demolition>

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4. 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.

5. The Council's Highway section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 937 2138 to arrange a licence before any work is carried out within the highway.

6. A separate HMO licence may be required under the Housing Acts.

7. 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. 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. 4189 is available on the Public Register of Planning Applications held by Reading Borough 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/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.

