

**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: Hives Architects
29 Castle Street
Reading
West Berkshire
RG1 7SB

Application No: 152313
Application type: Full Planning Approval

Applicant: Prospect Homes 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: Single storey outbuilding incorporating 2 x 2 bed flats to the rear of previously approved application 150395

At: 10 Prospect Street Reading

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: 30th June 2016



Head of Planning, Development
& Regulatory Services *LEB*

Application At: 10 Prospect Street Reading

Application No: 152313

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 following plans and drawings:

Drawing No. Location Plan 2652 010 P1

Received on 4th January 2016

Drawing No. Site Block Plan/Sections 2652 012 P4

Drawing No. Plans/Elevations/Sections 2652 015 P4

Received on 17th June 2016

Reason: To clarify which plans have been approved.

3. The development hereby approved shall not be commenced, until details and samples of the materials to be used in the construction of the external surfaces of the development 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 visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. 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 extensions, roof enlargements, outbuildings, windows, doors or other openings, other than those shown on the approved plans, shall be constructed within the development hereby approved.

Reason: Due to the proximity to neighbouring dwellings in the interests of the privacy and outlook of neighbouring dwelling. In accordance with Policies CS7 of the Reading Borough LDF Core Strategy 2008 and Policy DM4 of the Sites and Detailed Policies Document 2008.

5. No part of the development hereby approved shall be occupied until a Building Control Completion Certificate demonstrating that the development as built achieves the relevant applicable sustainability / energy requirements, has been submitted to, and approved in writing by, the Local Planning Authority.



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services **LEB**

Reason: To ensure that the development contributes to sustainable development in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008.

6. 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.

7. Access constructed before occupation (approved drawings)

No dwelling shall be occupied until the 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 in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

8. Access closure with reinstatement

The existing access to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

9. Vehicle parking before occupation

No dwelling/building 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.

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 Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

10. Bicycle storage

The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the dwellings to which they relate.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies in accordance with Core Strategy Policies CS23 and CS24.



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

11. Parking Permits

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 (Implementation) 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 adopted RBLP policy TRN12.

12. 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 adopted Core Strategy Policy CS24.

13. Construction Management Statements

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.



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

(l) 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).

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.

14. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Landscape details shall include:

- a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials (to be permeable where possible), structures and ancillary objects (outdoor seats, lighting columns etc);
- 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, (to include native and wildlife- friendly species and large canopy trees), noting species, plant sizes and proposed numbers/planting densities where appropriate; and
- d) tree pit design details including a section plan (to be shown at a scale of not less than 1:20) of the pit design.
- e) biodiversity enhancements to include a wildlife pond, bird and bat boxes and gaps in boundary treatments to allow wildlife to pass through.
- f) measures for the control of Japanese Knotweed within the site.

Reason: To ensure the provision of amenity by appropriate landscape design and to comply with Core Strategy Policies CS36 and CS38 and the NPPF.

15. 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 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



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

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 of amenity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and the NPPF.

16. Should any approved tree be removed, uprooted, destroyed, or die, within 5 years of being planted, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted within the next available planting season.

Reason: To ensure the provision of amenity enhancements, afforded by appropriate landscape design and to comply with Core Strategy Policy CS36, and the NPPF.

17. No development shall take place 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 competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include: (i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- a. human health,
- b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c. adjoining land,
- d. groundwaters and surface waters,
- e. ecological systems,
- f. archaeological sites and ancient monuments

Reason. In accordance with the findings of the submitted

Preliminary Risk Assessment which recommends an intrusive investigation to assess the extent of land contamination due to the historical use of the site and surrounding uses including petrol filling station and industrial uses. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

18. No development shall take place 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 shall ensure that the site will not qualify as contaminated land under Part 2A of the



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

19. The 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 occupation of any dwelling within the development hereby approved.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

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

Development shall not recommence until a risk assessment has been undertaken in order to establish whether further remediation measures are necessary, and where necessary a remediation scheme, together with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with condition 23.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. In accordance with Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

21. The site shall not be cleared of vegetation or debris other than under the on-site supervision of a suitably qualified ecologist to ensure that no nesting birds, reptiles or protected mammals are disturbed or otherwise harmed.

Reason. To ensure adequate protection for wildlife that may be present within the site, in accordance with Policy CS36 (Biodiversity and Geology) of the Reading Borough LDF Core Strategy 2008



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

INFORMATIVES

1. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
3. 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 applicants' behalf.
4. 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 RBLP policy TRN12. 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.
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=5X9452-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 please refer to the 'Protecting Your Neighbourhood' section of the Council's website.
7. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to layout/design and neighbouring privacy to allow the application to be approved.



Date: 30th June 2016

Head of Planning, Development
& Regulatory Services *LEB*

8. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for a financial contribution towards Affordable Housing.
9. The development hereby permitted is liable for the Community Infrastructure Levy.

Date: 30th June 2016



Head of Planning, Development
& Regulatory Services *LEB*

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.