Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Hungerford Design
Aericulture House
Charnham Lane
Hungerford
Berkshire

Application No: 02/00602/FUL

Applicant: In Built Care Developers

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Addition of new obscure glazed window to bedroom one in east elevation of new dwelling.

At: 4 Argyle Road Reading RG1 7YL

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: 28th June 2002

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 4 Argyle Road Reading RG1 7YL

Application No: 02/00602/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

Date: 28th June 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

CASE OFFICER RECOMMENDATION

Agent: Hungerford Design
Aericulture House
Charnham Lane
Hungerford
Berkshire
RG17 0EV

Application No: 02/00602/FUL

Recommendation: Application Permitted

Applicant: In Built Care Developers

Proposal: Addition of new obscure glazed window to bedroom one in east elevation of new dwelling.

At: 4 Argyle Road Reading RG1 7YL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five 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(1) of the Town & Country Planning Act 1990.

Approved by Planning Manager/Team Leader : (YES)/ NO

Signed : P Lynch

Date : 26/06/07.

SITE 4 Argyle Road APP NO: 00/01186 Date 26/6

Case officer:
comments/requests Sign. of roof tiles

Condition no:	Prior to commencement	Information Requested from :	Date	Information Received, date	Further info Required letter to chase Sent:	Reply Rec:	Condition Discharged	Comments
2	roof tile	agreed material appropriate for area.					~~26/6~~	

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Alistair Tuttle
Hungerford Design
Agriculture house
Chanham Lane
HUNGERFORD
Berks

Our ref: 1199-27
Your ref: 00/01186

Email: jenny.brewer@reading.gov.uk
Direct: ☎

Your contact is: **Jenny Brewer – Planning Technician**

26 July 2002

Dear Mr Tuttle

Re: Propsed rear extension – 4 Argyle Road, Reading

I refer to your letter dated 23 May 2002 in connection with proposed materials at the above site.

I confirm that the submitted material, namely, Newlands Slate roofing tiles are acceptable and appropriate for the extension. In order to satisfy condition 2 of the planning permission the development must take place in accordance with the approved details before the condition can be discharged.

I trust the above is sufficient for your purposes however if you have any further queries please contact me on the number shown.

Yours sincerely

Jenny Brewer
(Planning Technician Central Area Team)

Beacon Council
2001-2002
Town Centre Regeneration

Reading
BOROUGH COUNCIL

Alistair Tuttle
Hungerford Design
Agriculture House
Chanham Lane
HUNGEFORD
Berks

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Our ref: 1199-27
Your ref: 00/01186

Email: jenny.brewer@reading .gov.uk
Direct: ☎ 0118 9390446

Your contact is: **James Fox- Senior Planner**

28 June 2002

Dear Mr Tuttle

Re: New house on land adjacent to 4 Argyle Road, Reading

I refer to your letter dated 23 May 2002 in connection with proposed materials at the above site.

I confirm that the submitted material, namely, Newlands Slate roofing tiles are acceptable and appropriate for the new house adjacent to 4 Argyle Road. In order to satisfy condition 2 of the planning permission the development must take place in accordance with the approved details before the condition can be discharged.

I trust the above is sufficient for your purposes however if you have any further queries please contact me on the number shown.
Yours faithfully

James Fox
Senior Planner

Beacon Council
2001-2002
Town Centre Regeneration

JF

Tel No: 01488 683424

HUNGERFORD
D·E·S·I·G·N

AGRICULTURE HOUSE, CHARNHAM LANE
HUNGERFORD, BERKSHIRE. RG17 0EY
TEL :- 01488-686276 FAX :- 01488-686277

www.hungerforddesign.co.uk

Fax

To: RBC **From:** Dee Webb

Fax: 0118 939 0900 **Pages:** 1

Phone: **Date:** 12th June 2002

Re: 4 Argyle Road - Reading **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

READING BOROUGH COUNCIL
13 JUN 2002
PLANNING

• **Comments:**

URGENT

For the attention of James Fox - Planning

RE: Planning Application Number 02/00602/FUL/JF

4 Argyle Road, Reading, RG1 7YL

With reference to the above and a sample tile – Newland Slate as sample provided to you on the 23rd May 2002 I would be grateful if you could let me know if this tile has your approval so that our Client can then get these on order.

I would appreciate an early response.

Thank you

Dee Webb

01488 683424 or 01488 686276

JF

To/

PLANNING AND TRANSPORT

Memo

READING BOROUGH COUNCIL

~~To:~~ From Building Control Section

~~From:~~ To James Fox , 939 0446

Date: ~~7th May 2002~~ 9/5/02

=9 MAY 2002

ENVIRONMENTAL SERVICES

Re: Consultation on Planning Application

Application Number: 02/00602/FUL/JF

Address: 4 Argyle Road Reading RG1 7YL

For: New window to bedroom one in side elevation.

Please may I have your comments in relation to any Building Control issues in relation to the above development by 28th May 2002

READING BOROUGH COUNCIL

I have consulted you because the development involves:

- ☐ Loft Conversion
- ☐ Conversion to residential unit(s)
- ☐ Change of use
- ☐ Alterations to a building open to the public
- ☐ Other

ENVIRONMENTAL SERVICES

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 28th May 2002 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

James Fox

You may find the following useful for your response:

- ☑ No objections
- ☐ No objections subject to conditions attached
- ☐ Clarification required – see attached
- ☐ Object – see attached

Building Reg App needed.

R. Harris

2257

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

HOUSEHOLDER PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 8.30am and 5pm Monday to Friday

OFFICE USE ONLY:

1 Please read the accompanying **NOTES**

Applicant's Name	IN-BUILT CARE DEVELOP
Address	HORNHILL BARN SANHAM GREEN HUNGERFORD BERKS
Postcode	RG17 0RS
Telephone (daytime)	
E-mail	

2 APPLICATION NO: 020602

Agent's Name	HUNGERFORD DESIGN
Address	AGRICULTURE HOUSE CHARNHAM LANE HUNGERFORD, BERKS
Postcode	RG17 0EY
Telephone	01488 683424
E-mail	ALISTAIR@NTW.CO.UK
Contact Name	ALISTAIR TUTTLE

3

Show the site outlined in **red** on the plans.
Complete only if different from above.

Site Address or Location 4 ARGYLE ROAD
READING
RG1 7YL

4

State the applicant's interest in the land. *(circle as appropriate)*
Owner / Prospective Purchaser / Lessee / OWNER *(specify)*

5

What is the application for?
Give brief details, for example: single storey rear extension, new garage, loft conversion etc

Proposed Development
NEW WINDOW TO BEDROOM 1 IN SIDE ELEVATION

6

How will this affect access to the roads.

a) There will not be a new access to a public road and no change to an existing access to a public road. a) ☑

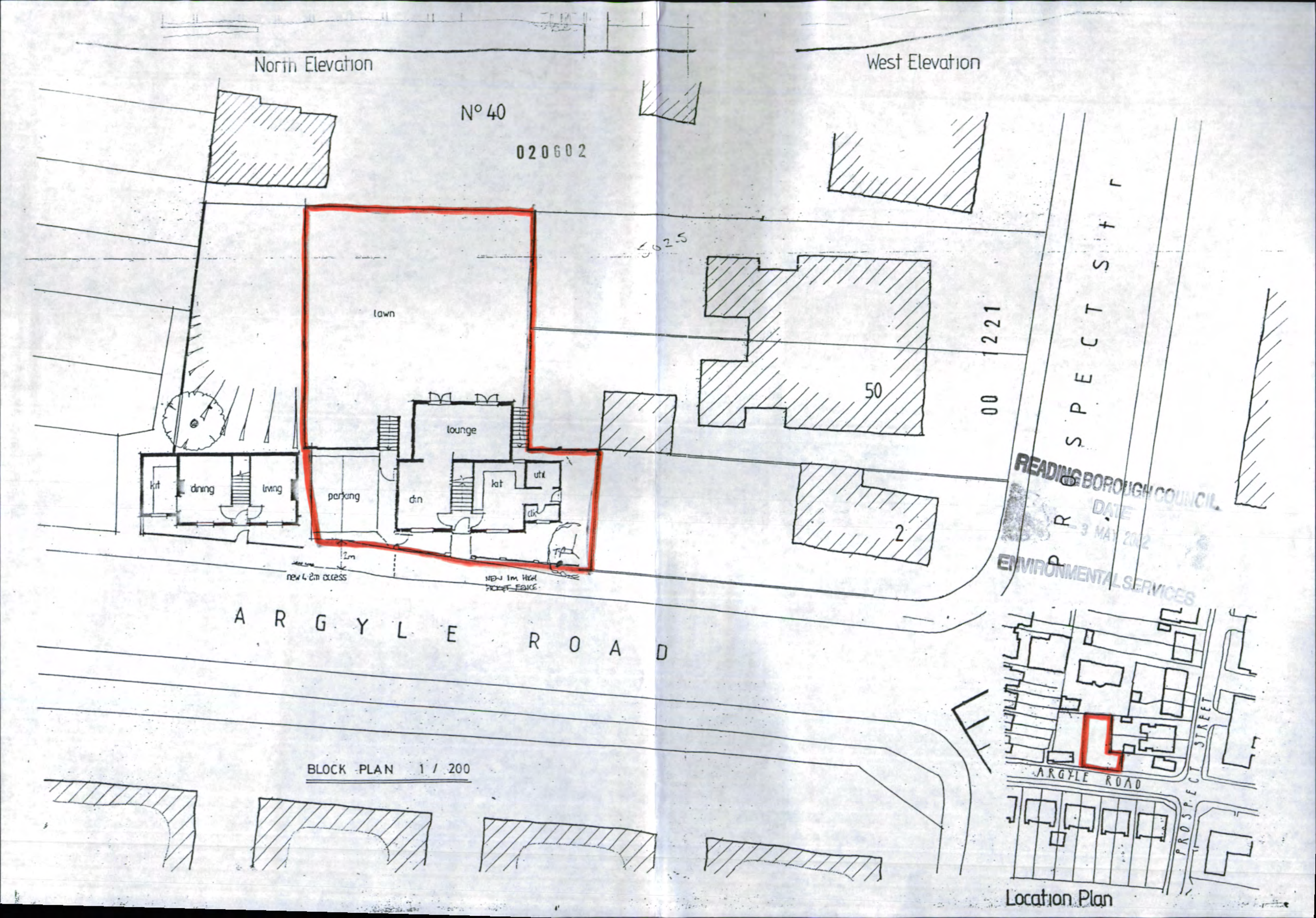
b) There will be a new or altered access to a public road . b) ☐ If b, Road affected:

7

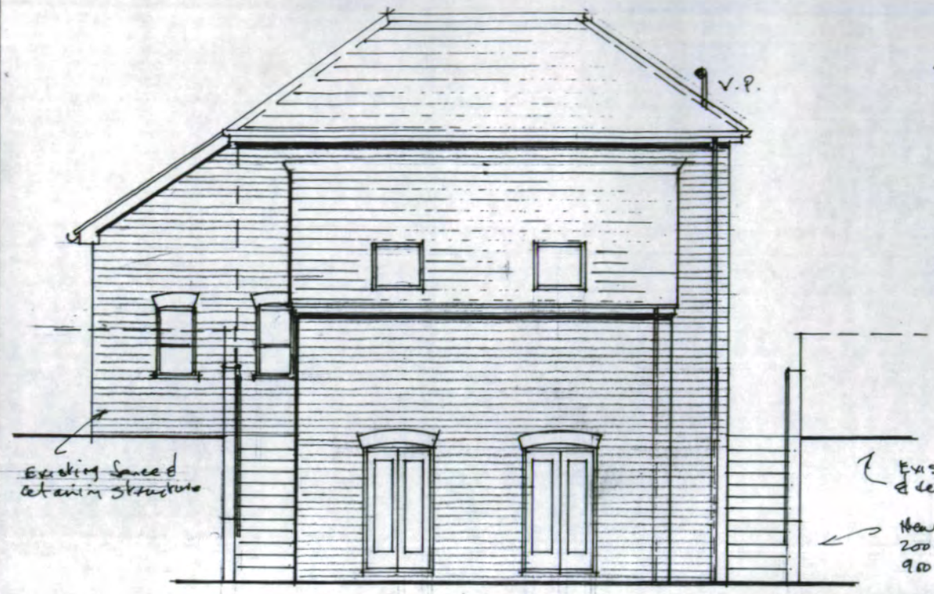
Drainage:

How will storm/surface water be disposed of?	SOAKAWAYS.
How will foul sewerage be disposed of?	MAINS / PROPOSED

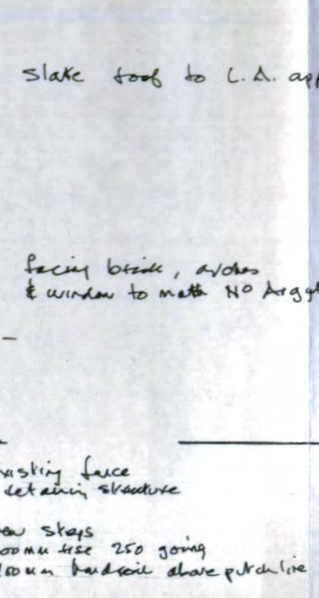
Reading BOROUGH COUNCIL

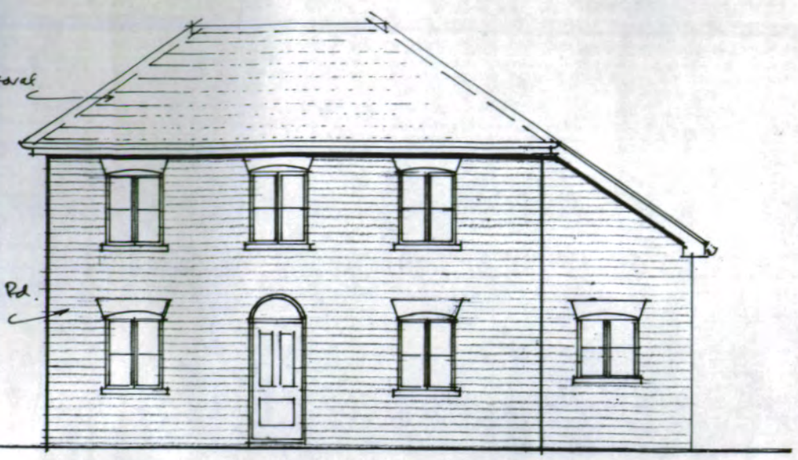


READING BOROUGH COUNCIL
DATE
3 MAY 2002
ENVIRONMENTAL SERVICES

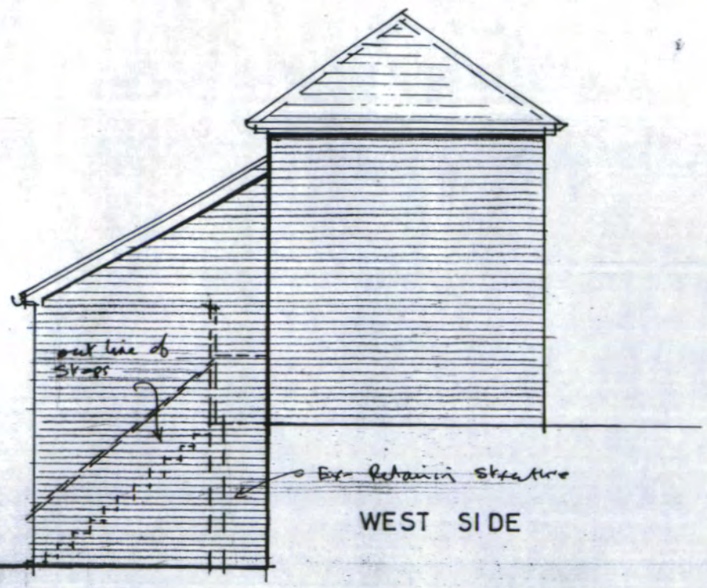


REAR

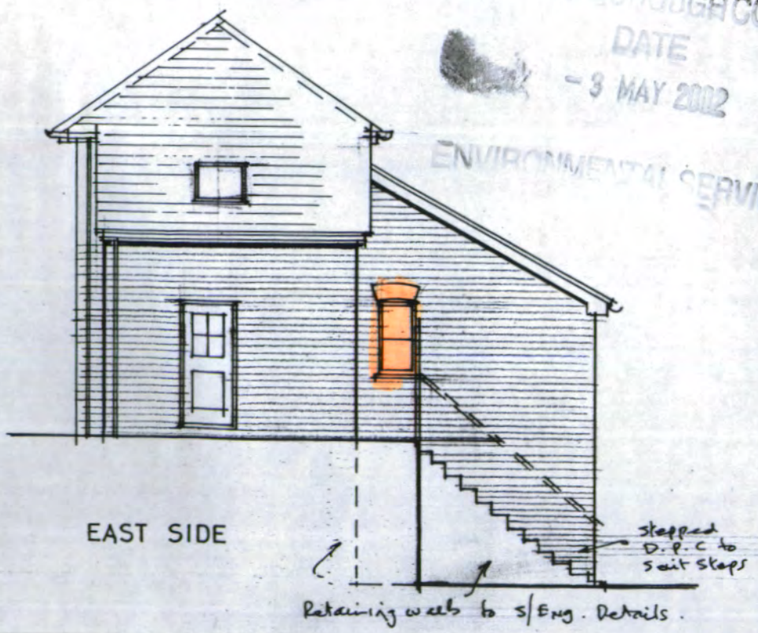




FRONT



WEST SIDE



EAST SIDE

Notes:
All dimensions must be checked on site and not scaled from this drawing.

020602

A		
	Date	Revisions

© copyright

Client

IN BUILT CARE DEVELOPMENTS

Job Title

NEW DWELLING
ARGYLE ROAD
READING

READING BOROUGH COUNCIL
DATE
- 3 MAY 2002
ENVIRONMENTAL SERVICES

Drawing Title

ELEVATIONS

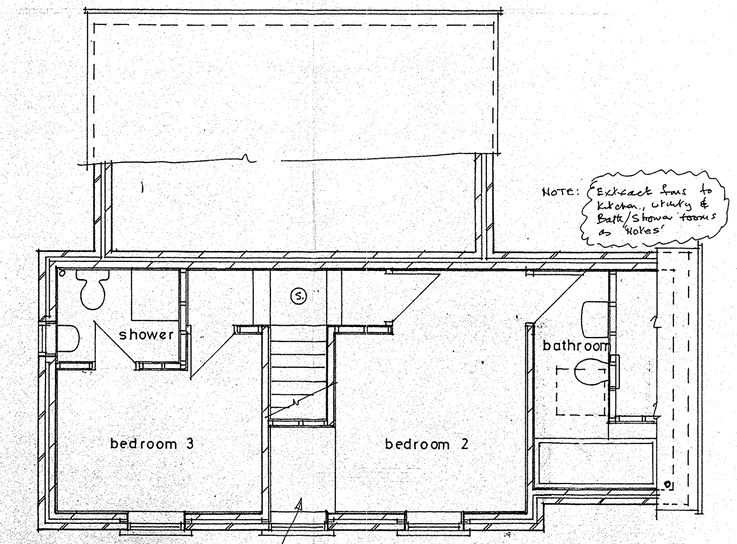
Scale 1 / 100

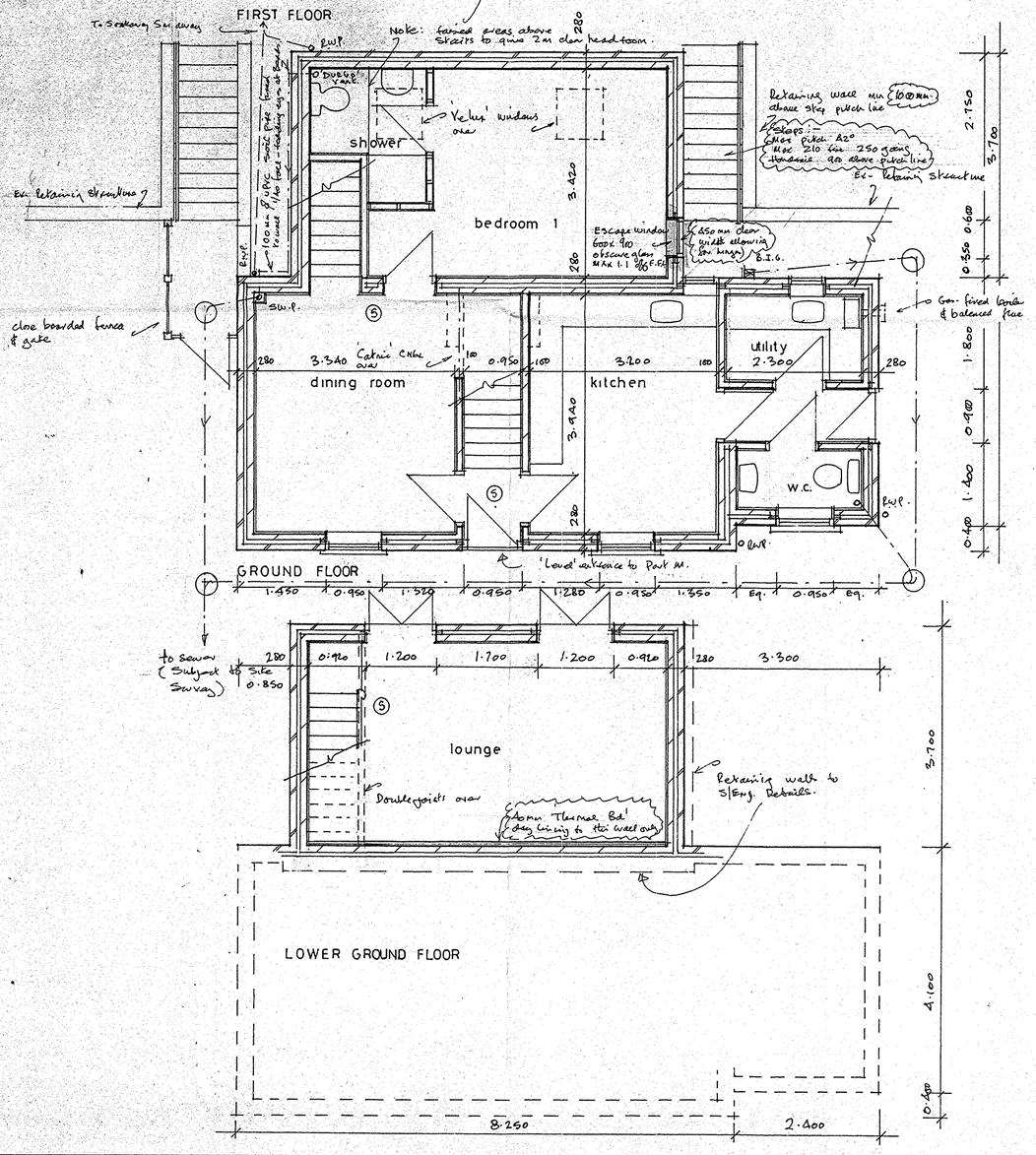
Date March '2002 Drawn by G.A.J.

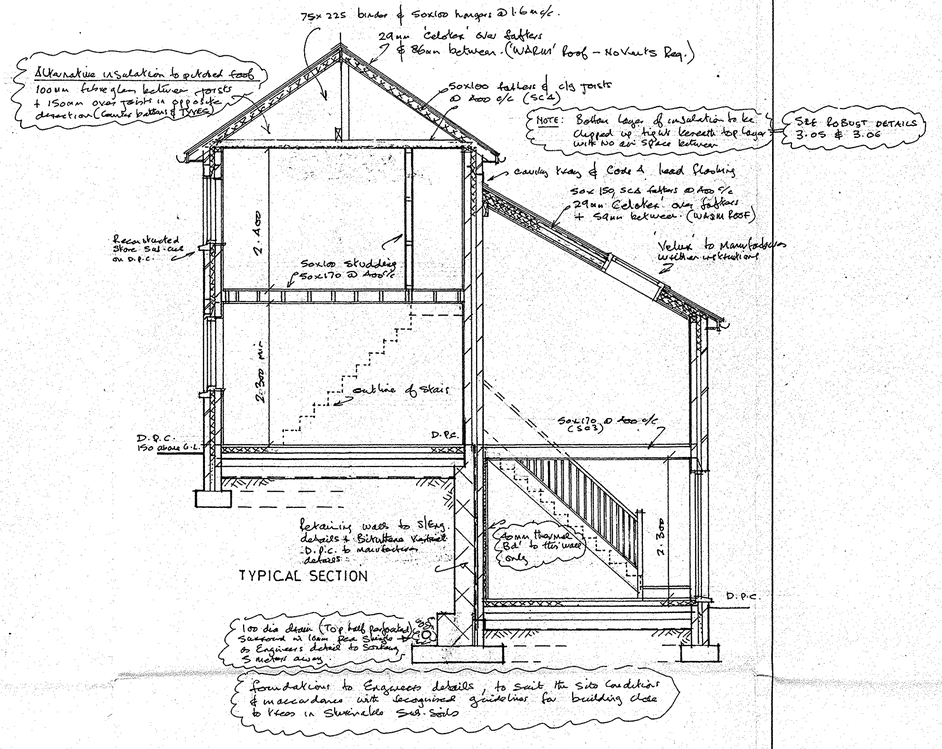
Drg. No. 1367/02 Rev.

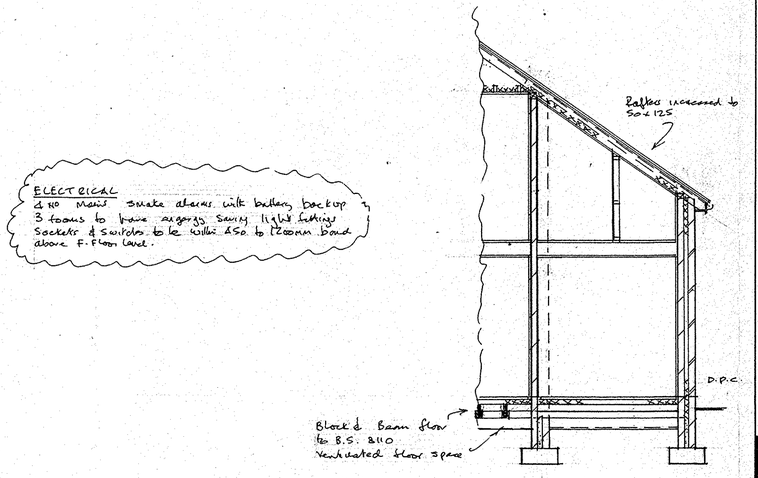
297 x 420mm A3

OZALID [UK] LTD 298 ARCHITECTURAL BLANKS









NOTES :

1) All dimensions, levels, and working details to be checked on site by the contractors before work is commenced.
2) All works shall comply with the latest Building Regulations, relevant codes of practice and British Standard specifications.

020602

READING BOROUGH COUNCIL
DATE
- 3 MAY 2002
ENVIRONMENTAL SERVICES

Revision A
Revised Bldg Regs sheet

PROPOSED DWELLING
ARGYLE ROAD, READING
for In Built Care Developments Ltd

DATE : March 2002	REVISIONS : (A) April 2002 (B) (C)
SCALE : 1/50	DRAWING No. : 1367/01AJAT