



Reading
Borough Council
Working better with you

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR APPROVAL OF RESERVED MATTERS

To: FDF Architecture
Petro House
Crazies Hill
Wargrave
RG10 8LT

Application No: 220064
Application No: Approval of Reserved
Matters

Applicant: Mrs Kate Baker

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** THE LANDSCAPING
Reserved Matters in respect of the following development.

Proposal: Application for approval of reserved matters (landscaping) following outline
approval. (161507)

At: 6 Water Road Reading RG30 2NN

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: 5 July 2024

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 6 Water Road Reading RG30 2NN

Application No: 220064

Application type: Approval of Reserved Matters

CONDITIONS & REASONS

1. The development hereby permitted shall begin before the expiration of two years from the date of approval of this last reserved matters to be approved under the terms of planning permission 161507.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Approved for application 161507

100.PL.1B Plans of Ground, First & Second Floors - end of terrace 4 bedroom houses

100.PL.4B Elevations - end of terrace 4 bedroom houses

100.PL5A Plans of Ground, First & Second Floors - corner 4 bedroom semi detached

100.EL6A Elevations - corner 4 bedroom semi detached

Received 12 July 2018

100.PL.2C Side, Garden & Water Road Elevations Proposed Group B

100.PL.3C Plans Ground, First and Second Floor 3 Bedroom Houses Group 1/4

Received 12 July 2018

100.EL.1E Composite Elevations Proposed sheet 1

100.EL.2E Composite Elevations Proposed sheet 2

Received 18 September 2017

220064 Approved plans and documents

ALS/ALS Standard/2020 4160673 Asset location search

As received 16/05/2022

200.TWDRAIN.1, Oct 22 Thames water build over locations and sectional positioning

GCLS2226 -Level Survey Outline topographical / level survey

As received 17/04/2023

100.DRSEC AA.01 Driveway section AA

As received 24/08/2023

SJA AMS 23085-01b Arboricultural method statement

As received 06/11/2023

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

1035.500.1 Rev A Revised Site Location Plan
As received 07/06/2024

65283.01 100 P05 WR Proposed Surface drainage
65283R3 SuDSmart Pro, final report
As received 10/06/2024

Planting proposals
As received 25/06/2024

16492-P400-I Landscape proposals
16492-P401-I Planting proposals
WR.100.CSD.20Q COORDINATED STORM & FOUL DRAINAGE LAYOUT WITH TREE & LANDSCAPE OVERLAY
As received 26/06/2024

100.ELBD.1 Rev D Boundary treatment proposed sheet 1
100.ELBD.2 Rev C Boundary treatment sheet 2
50.BSD.2 Rev B Bin store proposals Typical plans and elevations
As received 04/07/2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Method Statement, ref SJA ams 23085-01b, dated November 2023 and associated Tree Removal plan SJA TRP 23085-051 and Tree Protection Plan SJA TPP 23085-041b. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

4. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents Planting proposals, as received 25/06/2024, 16492-P400-I Landscape proposals, 16492-P401-I Planting proposals and WR.100.CSD.20Q COORDINATED STORM & FOUL DRAINAGE LAYOUT WITH TREE & LANDSCAPE OVERLAY as received 26/06/2024.

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

5. In the event that unidentified underground services are found at any time when carrying out the approved works as specified in the approved plans in condition 4, not previously identified, development shall be halted on that part of the site and the underground services are to be reported in writing to the Local Authority.

An assessment of the nature and extent of the impact of the underground services on the proposed landscaping scheme and retained trees at the site shall be undertaken and where amendments are necessary, an amended Arboricultural Method Statement and landscaping and planting scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. Halted works shall not be re-commenced until these amendments have been agreed in writing by the LPA.

The approved, amended landscaping and planting scheme shall be implemented in accordance with the approved details and timetable. The development shall be carried out in accordance with the approved, amended Arboricultural Method Statement.

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 Policies EN12 and EN14 of the Reading Local Plan 2019.

6. The proposed hedge heights should be maintained to a height of 0.6m from the surface of the carriageway to ensure that driver visibility can be maintained from vehicle access points.

REASON: To ensure visibility and ensure road safety in accordance with policy TR3 of the Reading Local Plan 2019.

INFORMATIVES

1. The original planning permission 161507 still stands and all its conditions and informatives and S106 agreement still apply, in particular the pre- commencement conditions: 5, 8, 12, 13, 16 and 18; the restrictive conditions: 2, 4, 9, 10, 11, 14, 15, 17, 19, 20, 21, 22, and 23. This approval requires that permissions 161507, 220064 and 240667 should be read together. A discharge of conditions application would be required separately.

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

2. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
3. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status was CHARGEABLE. CIL becomes payable on commencement of the development or by instalments.
4. 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.
5. i) 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.
ii) 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 note 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 from the Council's website.
6. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

Date: 5 July 2024



Assistant Director of Planning, Transport and
Public Protection Services

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.