## Appendix 3

## Decision Notice ref. 220635 – relating to the approved development comprising extension of the existing dwelling

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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: Cutler Architects
43 St. Mary's Street
Wallingford
OX10 0EU

Application No: 220635
Application type: Householder

**Applicant:** Mr. & Mrs. Rupert Towers

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:** Two storey side extension (amended description)

**At:** 11 St Peters Avenue Caversham Reading RG4 7DD

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: 26th January 2023

AA

Assistant Director of Planning, Transport and Public Protection Services

Reading Borough Council
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**Application At:** 11 St Peters Avenue Caversham Reading RG4 7DD
**Application No:** 220635
**Application type:** Householder

**CONDITIONS & REASONS**

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
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 ONLY be carried out in accordance with the following approved plans:
Drawing No:
P/L01 Rev B – Proposed Location Plan
P/B01 Rev B – Block Plan Proposed
P/001 Rev B – Proposed Level 1 Ground Floor Plan
P/002 Rev B – Proposed Level 2 First Floor Plan
P/003 Rev B – Proposed Level 3 Attic Floor Plan
P/004 Rev B – Proposed Level 4 Roof Plan
P/005 Rev B – Proposed Elevations
P/006 Rev A – Proposed Street Scene

*Received 17th December 2022*

E/L01 Rev A – Existing Location Plan

*Received 29th April 2022*

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

4. **[Pre-commencement]** No development shall commence on site (including demolition or preparatory works) until a Tree Protection Plan in accordance with the

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relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Tree Protection Plan.
Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor side windows shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The window shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the side elevation of the extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.
REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

**INFORMATIVES**

1. 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.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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

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construction and demolition associated with the approved development will be subject to environmental health law.

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.

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.

7. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

8. 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 is **chargeable**. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy- Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

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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.

Appeals can be made online at: https://www.gov.uk/appeal-planning-decision
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.

## Appendix 4

## Tree Protection Plan ref. CwT-TPP-23-06-02 and specifications – relating to the approved development comprising extension of the existing dwelling

# TREE PROTECTION PLAN

## 11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD

Date: June 2023

**Compiled by:**
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Consulting with Trees
ARBORICULTURAL CONSULTANTS

## INTRODUCTION

All trees which are being retained on or immediately adjacent to the site will be protected by barriers and/or ground protection as detailed in the following sections. Any tree requiring protection measures will have a Construction Exclusion Zone (CEZ), the area of which will be indicated on the Tree Protection Plan (TPP) and shows the extent and location of protection by barriers and/or ground protection measures.

Vertical barriers will be erected and ground protection installed before any materials or machinery are brought onto the site and before any demolition, site clearance, development, groundworks or stripping of soil commences. Once installed, barriers and ground protection will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the retained arboriculturist and approval of the local planning authority (LPA).

## 1. TREE PROTECTION MEASURES

The site manager and project arboriculturist will meet on site to discuss and agree all aspects of the project that affect the trees on the site to ensure a full understanding of this document and its purpose in advance of any site works. Information on the required protection measures will be provided at all site induction sessions and a copy of the TPP retained in the site office.

Following the pre-commencement meetings and briefings, any clarifications or amendments will be copied to all site personnel. Once the retained arboriculturist is satisfied that there is a full understanding of all tree related matters, they shall delegate responsibility for the day to day management of the tree protection to the site manager. The site manager shall be clear that their role is to ensure the retention of all tree protection and to contact the retained arboriculturist whenever they have a query or problem pertaining to the trees on the site. **No amendments or adjustments will be made to the protection measures without the approval of the retained arboriculturist.**

### 1.1 Protective Barrier Specification

All protective barriers are to comply fully with BS5837/2012 barrier specifications and any supplementary information issued by the relevant planning authority. It is suggested that in this instance, given the relatively small scale of development, the less robust specification of fencing as detailed in BS 5837/2012 would be appropriate. Refer to Figure 1 below for lesser barrier specification, which will be erected in the positions indicated on the TPP.

Should site conditions prevent the proposed barrier specification being applied, then an alternative specification will be provided by the retained arboriculturist and approval sought from the LPA.

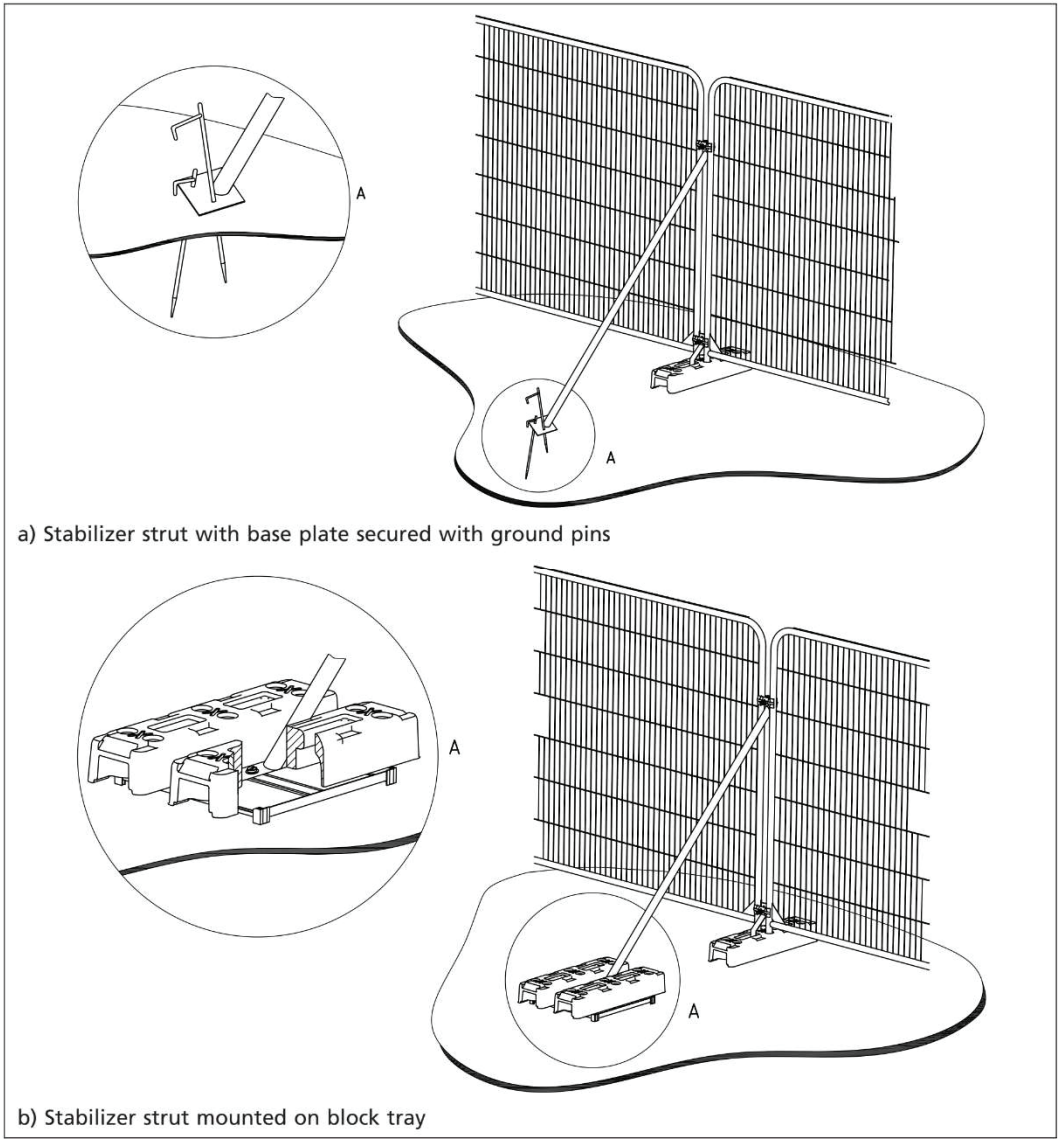



**Fig.1: Extract from BS5837:2012 showing less robust specification for protective barrier**

Once the protective barriers have been installed signage will be attached advising the status and purpose of the barrier. Refer to Figure 2 below for signage details. Regular checks are to be carried out to ensure that the barriers remain in place and are effective and functional.

**Fig.2: Example of signage to be attached to protective barriers**

### 1.2 Ground Protection Specification

Installation of temporary ground protection, capable of supporting both vehicular and pedestrian traffic without being distorted or causing compaction of the underlying soil will be required as an element of the physical tree protection measures prior to work starting on site. Locations where temporary ground protection specifications are required are shown on the TPP. The type, specification and timing of installation of the ground protection measures will be determined by timing of operations within project plan and the loading to which the area will be subject. Appropriate specifications will be agreed with the retained arboriculturist and installed prior to commencement of any site operations. **No amendments or adjustments will be made to these protection measures without the approval of the retained arboriculturist.**

All construction traffic movements (vehicular and pedestrian) and areas allocated for construction activities and/or material storage within the RPA of retained trees, will require ground protection, unless it is first agreed with the retained arboriculturist that existing surfacing is sufficient for the loading and/or use to which it will be subject. Examples of temporary ground protection are provided in Figure 3
below.

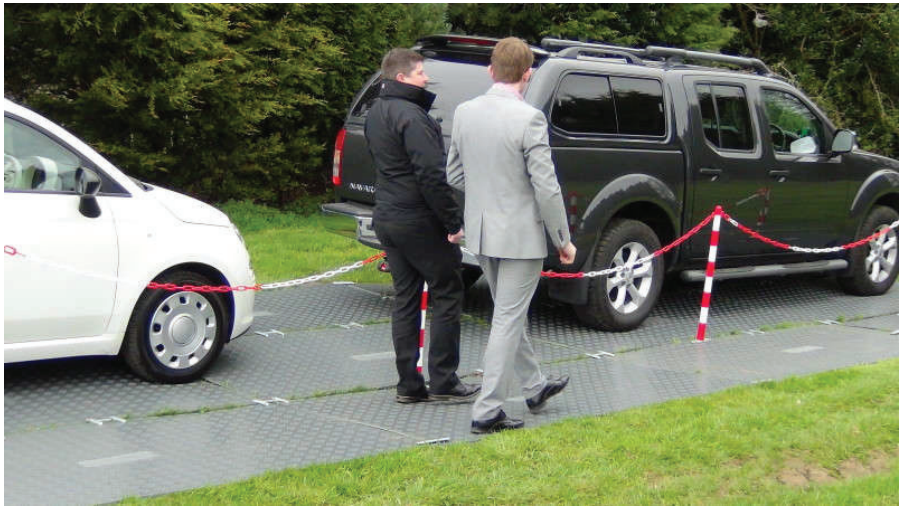
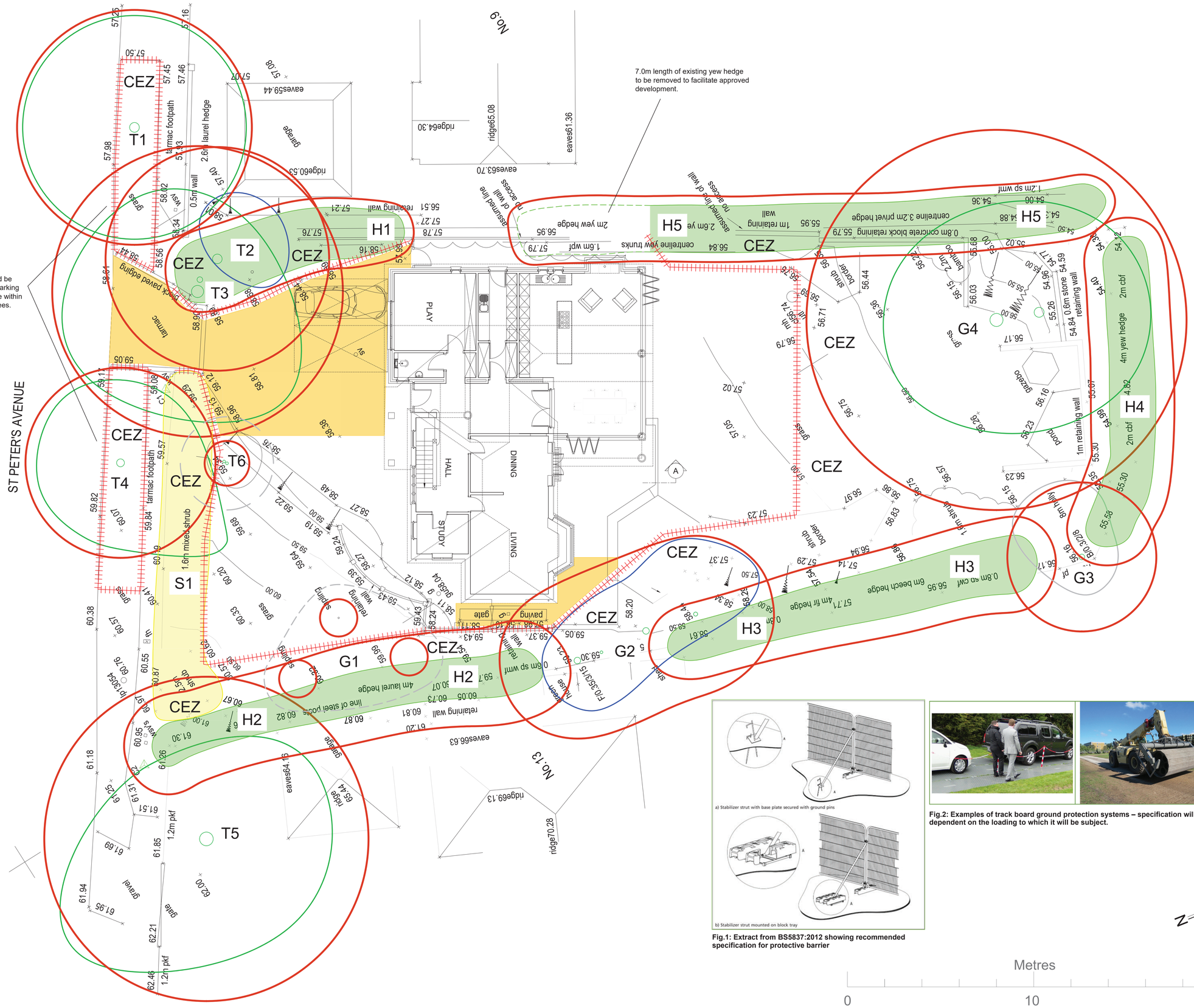


**Fig.3: Examples of track board ground protection systems – specification will be dependent on the loading to which it will be subject.**




Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S.Tree Category A
- B.S.Tree Category B
- B.S.Tree Category C
- B.S.Tree Category U
- G — Crown Spread (Group)
- S — Crown Spread (Group) Shrub
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule.Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

Root Protection area's (RPA):

- Radial format
- Tree proposed for removal to facilitate development.
- Location of protective fencing as shown in fig.1 below
- Location of temporary ground protection and/or 'no dig' construction specification as shown in fig.2 below
- CEZ — Construction Exclusion Zone




**Fig.1: Extract from BS5837:2012 showing recommended specification for protective barrier**

**Fig.2: Examples of track board ground protection systems – specification will be dependent on the loading to which it will be subject.**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Job

11 ST. PETER'S AVENUE,
CAVERSHAM,
READING,
BERKSHIRE.
RG4 7DD.

Title

TREE PROTECTION PLAN

Scale

1:100 @ A1

| Drawing No | Date | Revision |
|---|---|---|
| CwT-TPP-23-06-02 | 01/06/23 | |