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: Mr CJ Keep
59 Lawrence Road
Tilehurst
Reading
RG30 6BH

Application No: 02/01525/FUL

Applicant: Mr CJ Keep

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

Proposal: Rear conservatory (retrospective).

At: 59 Lawrence Road Tilehurst 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: 9th January 2003

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 59 Lawrence Road Tilehurst Reading

Application No: 02/01525/FUL

CONDITIONS & REASONS

Date: 9th January 2003

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 Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. 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 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

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 licensed 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 landfil 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.

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 𝒯 0118 939 0700

Our Ref: 02/01525FUL
Your Ref:

Direct: ☎ 0118 939 0696
Extension: 2696

3rd January 2003

Mr Keep
59 Lawrence Road
Tilehurst
Reading

Your contact is: Emma Burgess -Planning

Dear Mr Keep

RE: 59 Lawrence Road

I am writing with reference to the planning application that was recently submitted for the above.

I will need to make a site visit in order to assist in the determination of this application and plan to undertake this visit on Wednesday 8th January 2003 in the afternoon. I will only require access to the rear of the house and therefore it is not necessary for anyone to be present.

If this is not convenient or you wish to discuss the site visit please do not hesitate to contact me at the above address.

Yours Sincerely

Emma Burgess
Planning

Beacon Council 2001-2002 Town Centre Regeneration

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**

2 APPLICATION NO: 021525

Applicant's Name	MR C.J. KEEP
Address	59 LAWRENCE RD, TILEHURST READING BERKS
Postcode	RG30 6BH
Telephone (daytime)	[redacted]
E-mail	N/A

Agent's Name	
Address	
Postcode	
Telephone	
E-mail	
Contact Name	

3

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

Site Address or Location

4

State the applicant's interest in the land. *(circle as appropriate)*

(Owner) **Prospective Purchaser / Lessee /** _____ *(specify)*

5

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

Proposed Development

REAR CONSERVATORY.

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? VIA GUTTERING INTO EXISTING DOWN PIPE

How will foul sewerage be disposed of? N/A

READING BOROUGH COUNCIL

12 DEC 2002

ENVIRONMENTAL SERVICES

Reading BOROUGH COUNCIL

HOUSEHOLDER PLANNING APPLICATION

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

8

Trees:

a) Are there any trees on site? Yes ☐ No ☑

b) Are there any trees affected by your proposed works? Yes ☐ No ☑

9

Materials: Specify what building materials will be used to complete the development.

(please continue on an extra sheet of paper if needed)

RED BRICK + BLOCK WALLS
WHITE UPVC DOUBLE GLAZED WINDOWS + DOORS.
OPAQUE 25mm POLYCARBONATE ROOF

10

Checklist:

Have you provided five copies of the completed application form ? ☑

Have you provided one completed ownership certificate? ☑

Have you provided five copies of a location plan? ☑

Have you provided five copies of a block plan? ☑

Have you provided five copies of plans? ☑

[Elevations, floor plans and any other plans that will help to explain your proposal]

Article 7 certificate Signed ? ☑

11

Fee:

Have you included the correct fee ? ☑

The current fee for an alteration or extension to one existing dwelling is **£110**. Please make cheques payable to Reading Borough Council.

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
[redacted]		12-12-02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

CERTIFICATE UNDER ARTICLE 7

021525

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed C.J. Keep

On behalf of .....

Dated 12-12-02

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

Postcode ..... Date of service of Notice .....

2. None of the land to which the application relates is, or is part of, agricultural holding.

Signed .....

On behalf of .....

Dated .....

NOTICE

UNDER ARTICLE 6 OF TOWN & COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at 59 LAWRENCE ROAD, TILEHURST, READING BERKS RG30 6BH

Description of proposed development CONSERVATORY

Name of applicant C.J. KEEP

Signed C.J. Keep

On behalf of .....

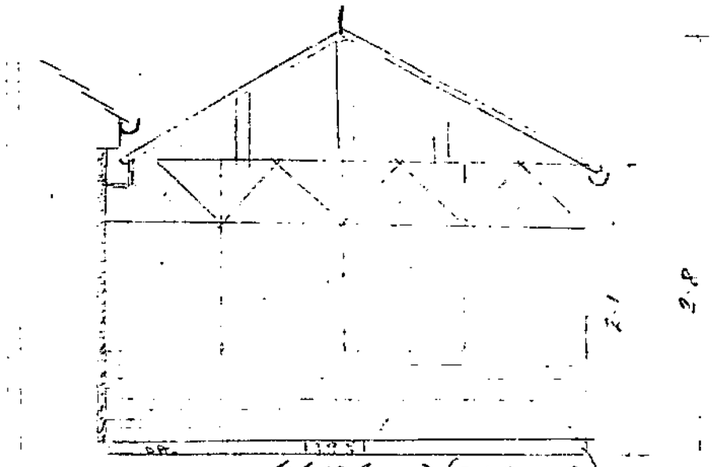
Dated 12 Dec 02

READING BOROUGH COUNCIL
12 DEC 2002
ENVIRONMENTAL SERVICES

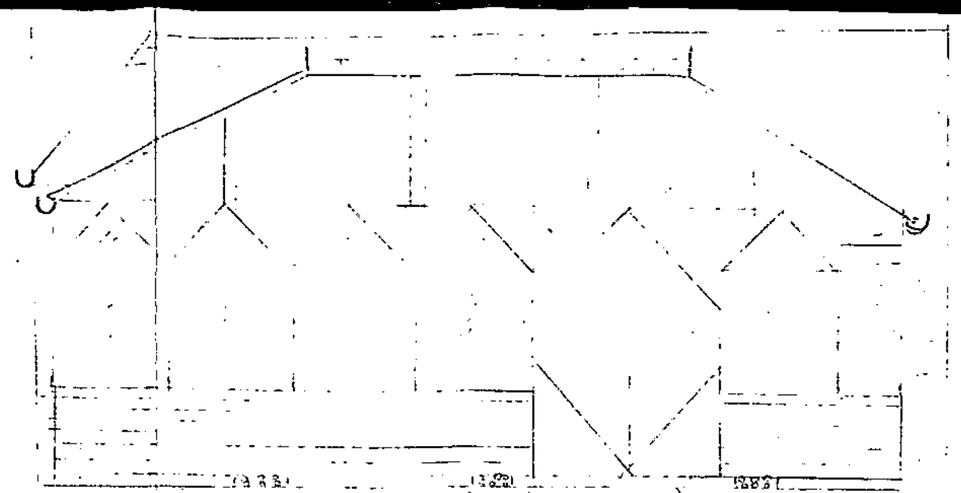
An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD

Reading BOROUGH COUNCIL



SIDE ELEVATION (SECTION A)

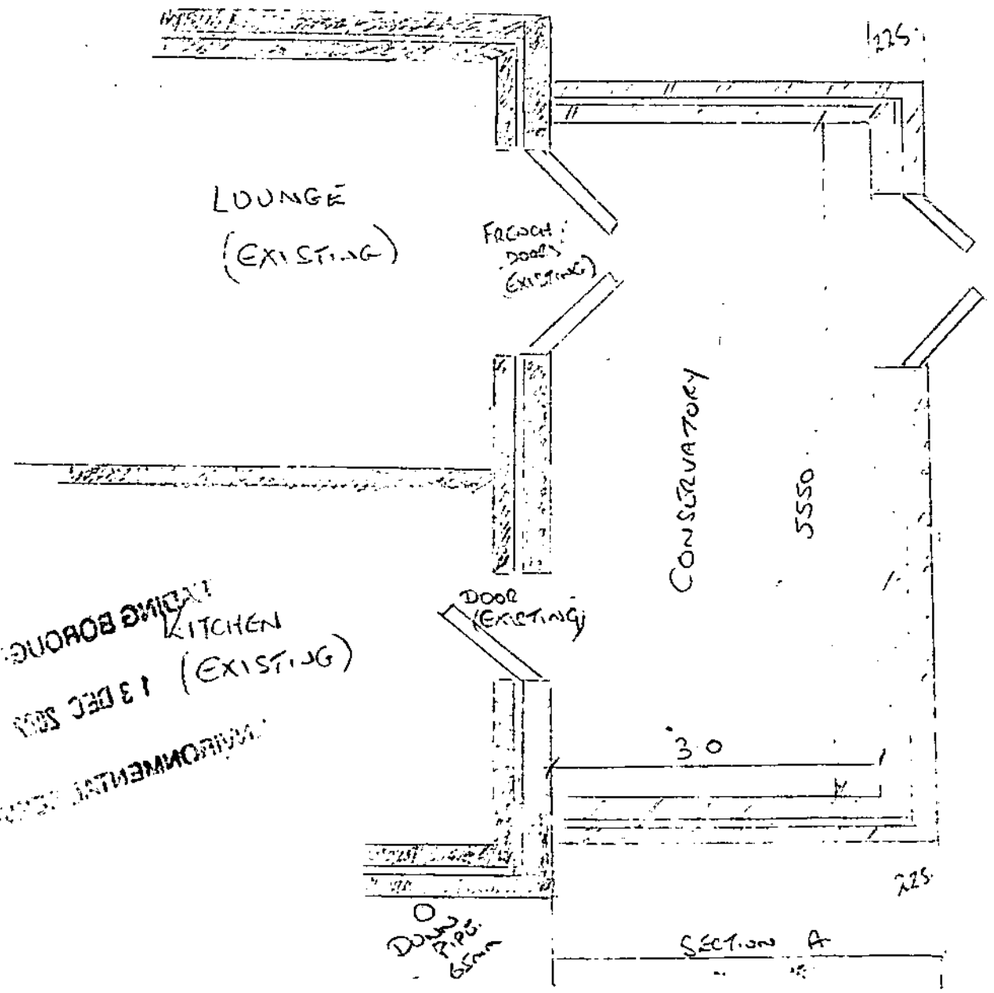


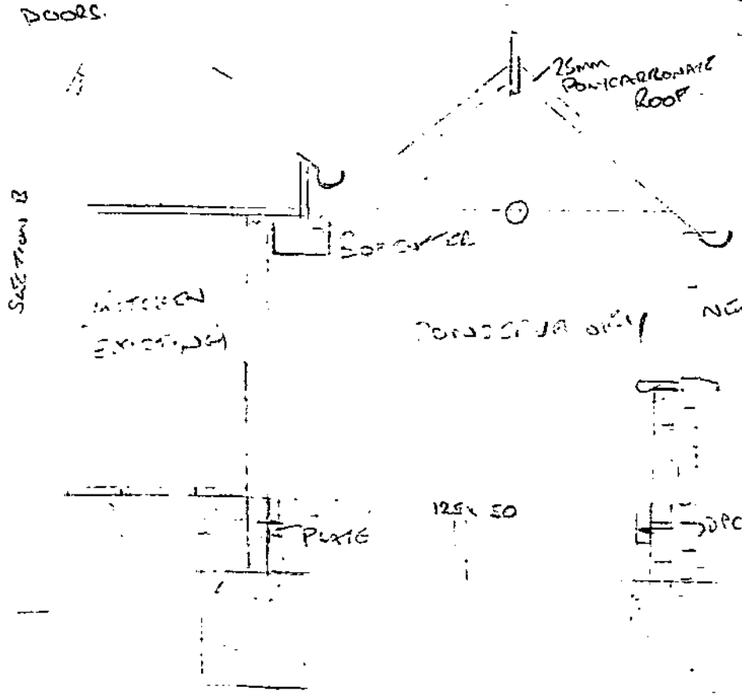
FRONT ELEVATION (SECTION B)

ROOF 25mm POLYCARBONATE TREBLE WALL.

FLOOR
18mm MR. CHIPBOARD T&G
ON 125 mm TIMBERS (TANALISED) JOISTS

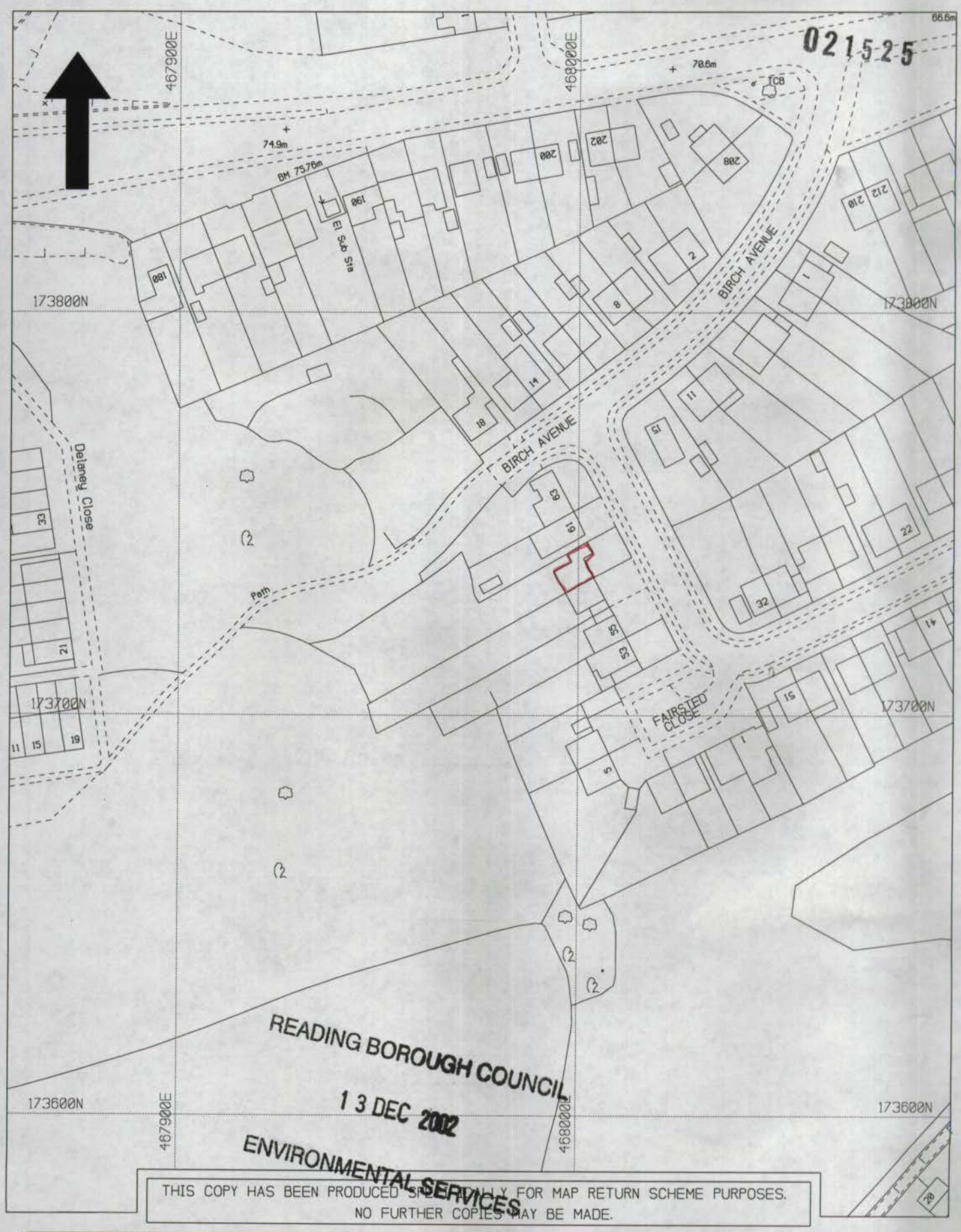
WINDOWS
WHITE UPVC DOUBLE GLAZED WITH SAFTY GLASS





WALLS 112mm EXTERNAL
SIGN FACE BRICK 50mm CAVITY
CONTAINING 50mm ROCKWALL
INSULATION BATTS
INTERNAL 100mm BELCON.
BLOCK WORK.
9mm PLASTERBOARD ON DUTCHAB

CONSERVATROY at 59 LAWRENCE RD. TILEHURST



THIS COPY HAS BEEN PRODUCED SPECIALLY FOR MAP RETURN SCHEME PURPOSES.
NO FURTHER COPIES MAY BE MADE.

Title: Location Plan.
59, Lawrence Road, Reading.
Date: 12/12/2002

Scale: 1:1250

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