



Reading

Borough Council

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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

APPLICATION FOR FULL PLANNING PERMISSION

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 121465
Application type: Full Planning Approval

Applicant: Mr A Deacon

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: Demolition of rear of 50 Norcot Road and erection of three 3-bed dwellings in rear (resubmission of 11/01361/FUL)

At: 50 Norcot Road Tilehurst Reading RG30 6BU

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: 10th January 2014

Director of Environment
& Neighbourhood Services

Application At: 50 Norcot Road Tilehurst Reading RG30 6BU

Application No: 121465

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. The permission relates only to the approved plans -

8268/01 Rev A - Existing & Proposed Site Plans

8268/02 Rev E - Elevations

8268/03 Rev G - Site Plan

8268/04 Rev E - Ground floor plans

8268/05 Rev E - First floor plans

8268/06 Rev D - Roof layout

Reason: To clarify which plans are approved in the interests of proper planning.

3. The development shall be completed using the materials and details as specified on the approved drawings. Reason: in the interests of the appearance of the buildings and the area. LDF Core Strategy CS7 Design and the Public Realm

4. No dwelling shall be occupied until details of both hard and soft landscaping for the frontage of the site have been submitted

for the written approval of the local planning authority and the details shall include:

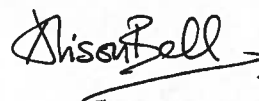
(a) proposed means of enclosure; car parking layouts and other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures (including refuse storage) and ancillary objects; and

(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc to ensure that landscape areas do not conflict with services; and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and tree type, noting species, plant sizes and proposed numbers/planting densities where appropriate. Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment. Core Strategy Policy CS7 - Design & the Public realm

5. All planting, seeding or turfing comprised in the approved details of landscaping (see condition 4) shall be carried out in the first planting season following the occupation of

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the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation. Reason: in order to enhance the appearance of the development. Core Strategy Policy CS7 - Design & the Public realm

6. The boundary treatment shall be completed, in accordance with the details shown on the approved plans before any part of the development is occupied. Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

Core Strategy Policy CS7 - Design & the Public realm

7. No dwelling shall be occupied until the access onto the C401 Norcot Road 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: Road safety. SDPD 2012 Policy DM12 - Access, Traffic and Highway-Related Matters

8. No dwelling shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users. SDPD 2012 Policy DM12 -Access, Traffic and Highway-Related Matters

9. No dwelling shall be occupied until the drive serving it has been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority. Reason: In the interests of road safety and the amenities of future occupiers. SDPD 2012 Policy DM12 -Access, Traffic and Highway-Related Matters

10. Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times, unless permission has been granted by the Local Planning Authority on an application made for any other purpose. Reason: To ensure the Local Planning Authority's vehicle parking standards are met. SDPD 2012 Policy DM12 -Access, Traffic and Highway-Related Matters

11. 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), the parking areas provided on the site shall be kept available for the parking of vehicles at all times. Reason: To ensure adequate provision

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for vehicle parking on site as parking on the adjacent drive would obstruct other road users. SDPD 2012 Policy DM12 Access, Traffic and Highway-Related Matters

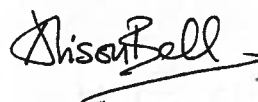
12. No dwelling shall be occupied until a until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:
- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
 - (B) Loading and unloading 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) Measures on site to control the deposition of dirt / mud on surrounding roads and to control noise and dust emanating from the site and no materials shall be burnt on site during construction. 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.
- SDPD 2012 Policy DM4 - Safeguarding amenities & DM12 - Access, Traffic and Highway-Related Matters

13. None of the dwellings hereby approved shall be occupied until a post-construction review has been carried out by a Licensed Assessor to verify via an Energy Performance Certificate (or equivalent) that the development can achieve CSH level 3 and the development shall thereafter be retained in full accordance with the agreed standards and specifications. Reason: to ensure that the development is carried out in accordance with (adopted) sustainable building standards. LDF Core Strategy Policy CS1 - Sustainable Construction

14. Should any unforeseen contamination be encountered within the site during any part of the development the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works within the site shall be carried out to agreed timescales and approved by the local planning authority in writing. If no contamination is encountered a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development. 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.
LDF Core Strategy CS7 Design and the Public Realm LDF Core Strategy CS34 Pollution and Water Resources

15. No materials produced as a result of the site development or clearance shall be burnt on site. Reason: To protect the occupants of nearby residential properties and workers on-site from air-borne pollutants during development. SDPD Policy DM4 - Safeguarding amenity

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16. Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 hours to 13.00 hours on Saturdays nor at any time 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. SDPD Policy DM4 - Safeguarding amenities

INFORMATIVES

1. Works affecting the highway

Any works affecting the highway shall be in accordance with Reading Borough 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=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

2. Access Construction (Bellmouth)

The Council's Transport Development Control Section should be contacted at Civic Centre, Reading, RG1 7TD telephone: 0118 939 9949, to agree the access construction details and to grant an agreement before any work is carried out within the highway. A formal application should be made allowing at least 8 weeks notice to obtain details of underground services on the applicants' behalf.

3. S278 agreements

Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Transport Development Control Section at Civic Centre, Reading, RG1 7TD telephone: 0118 939 9949, to discuss arrangements for this.

4. It is now a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. Developer must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at www.netregs-swmp.co.uk

It is suggested that larger areas of hard standing e.g. walkways/car-parking are constructed following the recommendations set out in Sustainable Urban Drainage Systems guidance. This can be continued with designs for open space and landscaping within the area. The use of SUDS can attenuate the disposal of water and reduce the impact of pollutants to nearby watercourses.

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Guidance is available from Planning Policy Statement 25 or from the Environment Agency website, www.environment-agency.gov.uk/suds

The developer should confirm with the sewerage undertaker that; (a) sufficient capacity remains to properly deal with the additional load and (b) the sewerage conveying foul drainage to these works has sufficient hydraulic capacity.

5. A building regulations application is required for submission prior to the commencement of any building operations involved as a result of the proposed development. Please contact Building Control on 0118 939 0447 for further advice.

6. A section 106 (Ref: 3236) relates to this site which includes a requirement for the provision of: affordable housing and local leisure and education infrastructure improvements. A full copy of the S106 is available on the Public Register held at Reading Borough Council.

7. Officers have sought to work with the applicant in a positive and proactive way in agreeing to extend the timeframe for reaching a decision to take on board the policy changes introduced by the adoption of the Sites and Detailed Policies Document to enable a decision to grant planning permission to be reached.

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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.

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.