

**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: Mr Jon Bishop
1 Broad Hinton,
Twyford,
United Kingdom,
RG10 0LQ

Application No: PL/26/0016
Application type: Full Planning Permission

Applicant: Ahmadi

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: Retention of pub at ground floor, erection of a rear first floor extension, raising of ridge height and conversion and enlargement of roof space to create a second floor, and change of use of first, and newly formed second floor to an 8 bed 8 person large Sui Generis HMO and, with associated external works to create gardens, bin and cycle storage. (amended)

At: JOLLY ANGLERS PH, KENNET SIDE, READING, RG1 3EA

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: 14th August 2026



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**Acting Director, Planning, Transport &
Public Protection**

Application At: JOLLY ANGLERS PH, KENNET SIDE, READING, RG1 3EA

Application No: PL/26/0016

Application type: Full Planning Permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

- Location Plan, received 8th January 2026
- Drawing no: 23001-A-03-02 Rev 5, dated 2/7/26 - Proposed Floor Plans, received 15th July 2026
- Drawing no: 23001-A-05-01 Rev 2 dated 2/7/26 – Elevations [Existing and Proposed], received 15th July 2026
- Flood Risk Assessment, dated 17/7/26, Ref: PRE-2025 000027 V.2, prepared by STM Environmental, received 17th July 2026
- BS:5837 Arboricultural Report, ref: AIA/AMS/06700/2026, prepared by Duckworths Arboriculture Ltd, received 23rd March 2026
- Tree Protection Plan, dated March 2026 (updated August 2026), received 3rd August 2026

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. **No development shall commence** until detailed cross-section drawings and structural calculations for all land-stability elements, including foundations, retaining walls, and load-bearing framework, have been submitted to and approved in writing by the Local Planning Authority. The structural design shall be undertaken by a qualified structural engineer and must demonstrate compliance with relevant British Standards. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure that the new development is safe and does not detrimentally affect surrounding plots with regard to land stability to comply with Paragraph 197 of the National Planning Policy Framework 2024.

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4. No development shall commence above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

5. Notwithstanding the detail shown on the approved plans, prior to first occupation of the HMO hereby permitted, details of refuse and recycling bin stores within the rear garden appropriate for the approved number of occupants are to be submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores. The approved bin storage and vermin control measures shall be provided in accordance with the approved details prior to first occupation and the bin storage shall not be used thereafter for any other purpose.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and H8 of the Reading Borough Local Plan 2019.

6. Notwithstanding the detail shown on the approved plans, prior to first occupation of the HMO hereby permitted, details of secure, covered and lockable bicycle storage spaces within the rear garden shall be submitted to the Local Planning Authority for approval in writing. The approved bicycle storage spaces shall be provided in accordance with the approved details prior to first occupation and shall not be used thereafter for any purpose other than the storage of bicycles.

REASON: To ensure travel by sustainable alternatives to the motor car in accordance with Policy TR1 and TR5 of the Reading Borough Local Plan 2019.

7. Prior to first occupation of the HMO hereby permitted, the Local Planning Authority shall be notified in writing of the full postal address of the property. Such notification shall be addressed to the Local Planning Authority quoting the planning application reference specified in this Decision Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

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8. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the HMO accommodation hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

9. The HMO accommodation hereby approved shall not be occupied until a management plan covering the internal and external communal areas, including the proper use of bin stores and responsibility for refuse and recycling collection arrangements, has been submitted to and approved by the Local Planning Authority. Thereafter the approved management plan shall be adhered to while the property is in use as an HMO (see attached informative for further details).

REASON: In order that the prospective occupiers are made aware of their responsibilities for ensuring adequate standards of visual appearance and to safeguard the amenities of the area in accordance with Policy H8 of the Reading Borough Local Plan 2019.

10. The rooms, as shown on approved Drawing No 23001-A-03-02 Rev 4, dated 2/6/26 - Proposed Floor Plans, received 3rd June 2026 to be for communal use, shall be provided prior to first occupation and thereafter retained for communal use at all times.

REASON: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with Policy H8 of the Reading Borough Local Plan 2019.

11. The eight HMO bedrooms rooms, as shown on approved Drawing No 23001-A-03-02 Rev 4, dated 2/6/26 - Proposed Floor Plans, received 3rd June 2026 shall be single occupancy only, at all times.

REASON: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with Policy H8 of the Reading Borough Local Plan 2019.

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12. **Prior to commencement of the development** hereby approved, and notwithstanding what is indicated on approved plans, a scheme of hard and soft landscaping for the proposed HMO and public house garden areas, including native and wildlife friendly landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify the details of:
- a) the hard surfaced areas, which include the areas of hardstanding for bin and cycle storage, paths and steps;
 - b) boundary treatments and internal fencing; and
 - c) Plant species, planting sizes, spacing and numbers of trees/shrubs to be planted (including tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

The approved hard landscaping shall be implemented prior to occupation in accordance the approved details and retained thereafter.

The approved soft landscaping planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority and be retained thereafter.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

13. During the entire period of construction tree-protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the BS:5837 Arboricultural Report, ref: AIA/AMS/06700/2026, prepared by Duckworths Arboriculture Ltd, received 23rd March 2026 and Tree Protection Plan, dated March 2026 (updated August 2026), received 3rd August 2026.

REASON: In order to ensure that reasonable measures are taken to safeguard nearby 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.

14. Prior to first occupation of the development hereby approved, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks within the new development shall be submitted to and approved in writing by the council. The approved scheme shall

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thereafter be implemented prior to first occupation and retained as such at all times thereafter.

REASON: To incorporate biodiversity in and around the development in accordance with paragraph 193 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

15. Prior to first occupation of the development hereby permitted, all flood risk mitigation measures, as contained within Section 15 of the approved Flood Risk Assessment dated 17/7/26, Ref: PRE-2025 000027 V.2, prepared by STM Environmental, received 17th July 2026, shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

16. **No development shall commence on site** until a detailed scheme informed by an assessment of the current noise environment for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that:

- i) The indoor ambient noise levels shall not exceed the values detailed in Table 4 of BS 8233:2014 with appropriate penalties applied for non-anonymous noise sources;
- ii) The NR value shall not exceed NR20 between 2300hrs and 0700hrs and NR25 at all other times.
- iii) The LMAX value shall not exceed 45dB more than 10 times per night.

Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, and retained and maintained as such at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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17. **No development shall commence on site** until a detailed scheme for protecting the dwellings from noise emissions from the commercial use hereby approved and informed by an assessment of the likely noise emissions from the approved commercial use, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise.

Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

REASON: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

18. No amplified sound or music shall be played at the premises (outside) at any time.

REASON: To safeguard the amenity of the HMO occupiers and nearby occupiers, premises and the area generally in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. **No development shall commence on site**, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.

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g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;

h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;

i) Provisions to be made for the control of noise coming from the site during demolition and construction;

j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

20. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

21. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

22. Land Gas
Risk Assessment

a) **The development hereby approved shall not be commenced** until a site-specific land gas risk assessment in accordance with current guidance and a detailed land gas site investigation as necessary has been carried out by a competent person to fully and

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effectively characterise the nature and extent of land gas and its implications for the development hereby approved.

Remediation Scheme

b) **The development hereby approved shall not be commenced** until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter.

Implementation of Approved Remediation Scheme

c) No part of the development hereby approved shall be first occupied until a validation report by an independent assessor demonstrating the remediation has been carried out fully in accordance with the approved scheme has been submitted to and approved by the Local Planning Authority.

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 Policy EN16 of the Reading Borough Local Plan 2019.

23. **No development shall commence** on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

24. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 22.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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25. Prior to occupation of the development, full details of the proposed [roof mounted] Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed prior to occupation in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

26. Prior to first occupation of the development hereby approved, details of a refuse management plan, to include details of how refuse and recycling collections will be managed from the site including locations for storage, temporary moving of bins for kerbside collections, and return to storage areas within the site (for the public house), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse and recycling collection and associated activity, shall be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

27. Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan for the public house use to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan at all times.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

28. Hours for deliveries to the public house are restricted to 8am to 8pm on Mondays to Saturdays and 9am to 6 pm on Sundays or Bank Holidays.

REASON: In order to protect existing and future residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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29. Prior to first occupation of the development hereby approved a site security strategy shall be submitted to and approved in writing by Local Planning Authority. The site security strategy shall (i) include details of how access will be controlled via the rear access gate, to prevent use by patrons of the public house; and (ii) include details of how access to the HMO spaces (internal and external) will be managed to prevent use other than by HMO tenants and any relevant managing agent.

The approved measures contained within the Site Security Strategy shall be implemented prior to the first occupation of the development hereby approved and permanently retained and maintained thereafter.

REASON: In the interest of safety for the occupants of the site in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

30. Prior to first occupation or the use first commenced, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

No external lighting shall be installed at any time otherwise than in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

31. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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.

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32. The inside and outside areas of the public house shall not be used by members of the public outside the hours of 11am to 11pm at any time.

REASON: In order to protect local residents from unreasonable disturbance arising from the use 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. 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
3. 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.
4. 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:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

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5. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

6. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control...>

You can also find advice and submit an application using the Planning Portal.

7. The Council expects all properties in HMO use to be properly managed in accordance with requirements under the Housing Acts and associated regulations. The Council publishes comprehensive information in its Houses in Multiple Occupation Management Pack, <http://www.reading.gov.uk/media/1412/HMOs-Management-Pack/pdf/HMOs-Management-Pack.pdf>. Landlords/ owners are advised to follow the advice in the pack to ensure compliance with the requirements of the Housing Acts. Landlords/ owners are advised that a property specific management plan should be drawn up. This plan should be given to all occupants/tenants, preferably as part of their tenancy agreement or contract. The operation of the property should be undertaken in accordance with the approved management plan.

A good management plan will include matters related to:

- Responsibilities and standards for the management of internal communal areas including kitchens, dining areas, living rooms and shared bathrooms;
- Responsibilities and standards for the management of common parts, fixtures, fittings and appliances. These must be maintained in good and clean decorative repair, maintained in a safe and working condition and kept reasonably clear from obstruction, e.g. banisters and handrails, stair coverings, windows, lighting, gardens and yards, walls and fences, etc.;
- Responsibilities and standards for the management of external areas in terms of landscaping, maintenance and tidiness, in particular areas visible from the public highway or street. This will include matters relating to the erection of Satellite dishes and television aerials;
- Responsibilities and standards for the use and tidiness of bins, binstores, and rubbish in the use of the property along with appropriate facilities to enable the recycling of waste that meets the Council's current practices;

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- Responsibilities and standards for the parking of cycles.
- An undertaking to ensure all occupants/tenants will be provided with a copy of the management plan as part of their tenancy agreement or contract and the importance of complying with its measures emphasised;

Where a condition is imposed requiring the submission and approval of a management plan (usually for larger “sui generis” HMO uses), the Local Planning Authority will expect all the above matters to be addressed

Applicants should note that information on the collection of rubbish can be found on the Council’s website at:

<http://www.reading.gov.uk/rubbish>

and information on the collection of bins can be found on the Council’s website at:
<http://www.reading.gov.uk/binchanges>

8. 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 construction and demolition associated with the approved development will be subject to environmental health law.
9. The applicant’s attention is drawn to the requirements of the Housing Act 2004 (and regulations made under the legislation) with respect to occupancy levels of the property, licensing and management. More information about these requirements can be obtained from the Private Sector Housing Team on 0118 937 2151 or at www.reading.gov.uk.
10. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council’s website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
11.
 - 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

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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.

12. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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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 via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.

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

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

Date: 14th August 2026



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**Acting Director, Planning, Transport &
Public Protection**