WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bryant Homes & Bancroft Developments
C/O The Edwards Irish Partneship
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/5387

Parish: **EARLEY**

Location: **Land At 415 - 445, Wokingham Road, Earley, Reading.**

Proposal: **Proposed demolition of 4 dwellings and erection of 44 dwellings.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **APPROVES Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local

Planning Authority on the dwellings on plots 23 to 28 of the hereby approved development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

7. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

10. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

11. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

12. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in

accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

13 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

14. No other development of the site shall commence until the access connection to Wokingham Road including provision of a right turn lane into the site has been constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

15. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

18. Prior to the occupation of the dwellings on Plots 23 to 28 the gates shown on drawing 1408/10B shall be erected at the start on the access/alley ways to the rear gardens and shall thereafter be maintained.

19. Before the development commences the applicant shall submit a report, prepared in accordance with the provisions of DoT Calculation of Road Traffic Noise, to predict noise levels at the residential façade and garden areas nearest to the railway line.

Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. Any report shall include raw measurements data so that the conclusions may be thoroughly evaluated and calculations checked.

20. Each dwelling shall be provided with a garden area, which has a predicted noise level of less than or equal to L_{Aeq} 55dB (16 hours, free field) within the first 5 metres from at least one building façade.

21 The development shall not begin until a scheme for protecting the proposed dwellings and garden/amenity areas from railway and road traffic noise has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Local Planning Authority shall be completed before any permitted development is occupied unless an alternative is agreed in writing by the Local Planning Authority.

22. Any noise or vibration survey measurement methods, assessment, evaluation and interpretation should be agreed with the Local Planning Authority prior to surveys starting. Any assessment of the problem by noise consultants should include raw measurement data so that the conclusions may be thoroughly evaluated and calculations checked.

23. A gap of at least 24cm shall be left between the existing Railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

24. Surface water source control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

25. The road shall be constructed to adoptable standards.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To safeguard the visual amenities of neighbouring residents and the locality.

6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

10. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

11. To safeguard visual amenities.

12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. In the interests of highway safety and convenience.

15. In the interests of highway safety and convenience.

16. In the interests of visual amenity.

17. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

18. To improve the security to the rear of these dwellings.

19. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

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23. To allow for the easy and safe maintenance of the fence.

24. To prevent the increased risk of flooding and to improve water quality.

25. In the interests of highway safety and convenience.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including building regulations. To obtain advice on current building regulations the applicant should contact the building control section of the District Council.

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham, should be contacted for the approval of the access construction details before any work is carried out within the highway. This includes works that are required to be carried out to the existing sound barrier along the A3290. This planning permission does not authorise the construction of any such details.

4. The developer is advised that Railtrack have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact Railtract at Outside Parties Manager, Suite 2. CP2 2H. General Offices. Waterloo Station. London SE1 8SW. Telephone 020 7902 3460.

5. The developer is advised that Southern Electric Power have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact S&S Mapping Services, P.O Box 6206, Basingstoke, Hampshire, RG24 8BW. Telephone 01189 465500.

6. The developer is advised that Thames Water have requested that the developer contact them at Developer Services Waste (Provices)Office, 1st Floor, Blake House, Manor Farm Road, Reading. RG2 0JN. Telephone 0118 9236804.

7. Transco advise that there is a 6" steel low pressure main in the footway/verge, my only point is that depending on results of trial excavation of the access, that the developer should carry out, and the depth of construction of the access road, par of this main may need to be lowered/diverted. It is also advised that repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs

undertaken by persons other than Transco will be investigated and any incurred cost will be recharged to the responsible company.

8. The developer is advised to enter into a separate agreement with the Council under S38 of the Highways Act 1980 with respect to the adoption of the access road etc. as public highway. Such agreement should be completed before development is commenced.

9. The developer's attention is drawn to the fact that the access connection works including the provision of anti skid surface treatment and right turn lane into the site will need to be secured by an agreement made under Section 278 of the Highways Act 1980 with the Council. Such an agreement is required to be completed before any work on or affecting the public highway is commenced.

T. G Watson

Trevor Watson
Development Control Manager
Date: 09/09/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.