

DELEGATED APPLICATION REPORT – Application No. 230967/VAR

Address: 5 Grass Hill

Proposal: Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings and to improve the living accommodation of Plot 1. Granted with prior associated S106.

Case officer: Nathalie Weekes

INTRODUCTION

The site is located on Grass Hill in Caversham and formerly contained a single dwelling which was demolished prior to submission of this planning application. The surrounding area consists of residential dwellings of a range of sizes and styles set amongst good tree coverage. The site contains a number of trees several of which are also subject to a Tree Preservation Order. The central area of the site is flat in gradient where the land has been levelled and raised following the demolition of the former dwelling, but the levels slope down steeply to the southern boundary.

The site is located within the Thames Valley Major Landscape Area designated by Policy EN13 of the Reading Borough Local Plan whilst the boundaries of the southern boundary of the site and western frontage with Grass Hill are identified as areas of biodiversity interest (lowland mixed deciduous woodland) as designated by Policy EN12.

Planning Permission 201233/FUL was granted in August 2021 for the erection of 2 x 3 bed dwellings on the site.

Planning permission 220535/VAR was granted in July 2022 with amendments proposed to the approved plans.

Planning permission 221072 VAR was granted in September 2022 with additional amendments to the approved plans in terms of siting, layout and appearance of both dwellings.

PROPOSAL

Planning permission is sought for the original planning permission to be varied, for changes to amend the plans and conditions as approved under planning permission 201233. The application has a prior associated S106.

The changes are different to the original submission, with less significant changes than the previous VAR applications. Plans provided show minor amendments to the layout and elevations compared to the changes granted under 220535/VAR and 221072/VAR.

The proposed changes for application 230967 include previous scheme amendments and new revisions to Plot 1:

Plot 1

The proposal seeks amendments only to the approved house design for Plot 1 under 221072 VAR. This new design is proposed to improve construction methods, reduce glazed areas facing south to south west and be more consistent with the architecture of adjoining properties. Grass Hill no 3 and no 5 will appear as 'Book ends'.

Proposed revisions to Plot 1

- Re-sited towards south west from currently approved location by 1.2m further away than previously approved from the neighbouring dwelling. (Lime House)
- Lowered slab level to align with access and garden (reduction of 250mm).
- Lowered eaves level around the house
- Roof ridge slightly increased by introducing apex roofs, to be more appropriate for installation of solar roof panels.
- The currently approved dwelling has a floor area of 248m² The revised footprint is slightly smaller now at 235m² with a reduction of 13m².
- Reduction of south west facing glazing from 37.6m² to 33.2m²

Revisions to materials - Plot 1

Roof - to be Natural slates (Spanish) to match adjacent dwelling Lime House

First floor walls - A mixture of vertical IROKO wood cladding and render - colour limestone white (similar to Lime House, Grass Hill)

Ground Floor walls - A mixture of render - colour limestone white and Mid Grey Linear Ultima brick plinth (to replicate the dry Cornish stone walls at Lime House, Grass Hill.

Windows and doors - aluminium clad timber (class 4 air tightness) triple glazed (as approved).

Plot 2

No changes are proposed from the plans submitted for application 221072 VAR.

None of the proposed changes impact the arboricultural, ecological or transport requirements for the site although the proposed site plans have been updated.

Plan Description	Approved plan 201233	Approved Plan 220535	Proposed Plan 221072	Proposed Plan 230967
Block and Location Plan	3707/204 Rev A	3707-214B	3707-214E	3707-214F
Site Plan	3707/200 Rev G	3707-210D	3707-210G	3707-210H
Ground Floor Layout	3707/201 Rev C	3707-211D	3707-211G	3707-211H
First Floor Layout	3707/202 Rev C	3707-212D	3707-212G	3707-212H
Elevations	3707/203 Rev B	3707-213B	3707-213E	3707-213F
Landscape Plan	3707/205 Rev C	3707-209E	3707-209G	3707-209H
Ground Floor Comparison		3707-311A	3707-311B	3707-251
First Floor Comparison		3707-312A	3707-312B	3707-252
Elevations Comparison		3707-313	3707-313A	3707-253

Proposed roof plan	3707/206			
AIA & TPP	Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev C dated 05.02.2021	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev G	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022
Prelim ecology	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021
Reptile migration	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021 Received by the Local Planning Authority on 6th May 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021

The minor material amendments proposed are an addition to the previously permitted proposed changes permitted under 221072 VAR which comprised:

Plot 1

Plot 1 has relocated the living space to the ground floor to allow easier access into the garden.

There is an increase in footprint at first floor level.

Plot 2

The built footprint of Plot 2 is slightly enlarged to the South West corner to provide more light into the downstairs bedroom.

Plot 2 had enlarged the built footprint on the north eastern corner and removing an external terrace.

Cantilever steps are proposed to provide external access into the garden.

Both plots

Roof lights have been added to both plots to increase daylight into the building.

The minor material amendments proposed are an addition to the previously permitted proposed changes permitted under 220353 VAR which comprised:

- The garage to Plot 2 repositioned, so as to be provide an integral garage. An open under croft area is proposed in the position of the previously consented garage for vehicle turning.
- The garage on the east side of Plot 1 has been removed and replaced with surface parking on the west side to allow better vehicle circulation and vehicle turning.
- As a result of the removal of the garage to plot 1 the eastern elevation of the dwelling to plot 1 is proposed to be moved 2.5m and 2.9m to the east. This will provide more space for car parking and turning to the west of Plot 1.
- Plot 2 remains in the same position however a first-floor lounge is proposed above the under croft to its western elevation.
- Various internal layout changes have been made; however, both the plots remain 3-bedroom properties.
- Elevational changes to the elevations to both Plot 1 and 2 to provide a series of shallow gradient mono pitch roofs as opposed to flat roof forms.
- Associated changes to the proposed tree protection, landscaping scheme and access arrangements for the development to accommodate the proposed layout changes.

The proposed plans in this current application will vary the original 201233/FUL application and include the changes described above (largely already covered under other s73 applications)

An application submitted under s73 allows the local planning authority to only consider the proposed amendments. All other matters remain as approved under planning 201233FUL. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

PLANS AND DOCUMENTS CONSIDERED

3707/213 Rev F Proposed elevations

3707/212 Rev H First floor layout

3707/209 Rev H Proposed landscaping and biodiversity site plan, July 2020

3707/210 Rev H Proposed site plan, Jan 2022

3707/211 Rev H Ground floor layout, Jan 2022

3707/214 Rev F Block and location plan, Jan 2022 - Proposed

3707/214 Rev E Block and location plan, Jan 2022 - Existing (Approved for 221072)

~~3707/312 Rev C First floor layout Comparison with consented SUPERSEDED~~
~~3703/313 Rev B Proposed elevations Comparison with consented SUPERSEDED~~
~~3707/311 Rev C Ground floor layout Comparison with consented SUPERSEDED~~

CIL 06/07/2023 Mr Neville

CIL 06/07/2023 Mr Turner

CIL letter to confirm the process to retain self-build relief

Decision notice 221072

As received 11 July 2023

Supporting S73 Application statement, August 2023

3707/251 Ground floor layout - Comparison

3707/252 First floor layout - Comparison

3707/253 Proposed elevations - Comparison

As received 17 August 2023

Previously approved for application 201233 and for 220535 and for 221072

Letter from agent to explain changes proposed for a S73 Application - Erection of two 3-bed detached dwellings with associated garaging, July 2022

CIL form 2 Assumption of liability

220535 Decision notice

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref.

MW.20.0613.AIA Rev H, 2 August 2022

As received 21 July 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile

Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021

PLANNING HISTORY

221827 Application for approval of details reserved by conditions 3 (Materials Schedule) and 12 (Biodiversity Enhancements) of Application 221072 Split decision 31/01/2023

221072 VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings Permitted 28/09/2022 ***Implemented - Works have commenced on Plot 2, CIL commencement letter submitted for plot 2.***

220535 VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings. Granted with prior associated S106 05/07/2022

212005NMA - Non-Material change to planning permission ref. 201233/FUL - Revision to Condition 2 (Approved plans) and Condition 10 (Protective measures) for new Arboricultural Impact Assessment to show changes to tree protection plan and inclusion of ground protection mats - Agreed. 11/01/2022

211531APC - Application for approval of details reserved by conditions 6 (CMS), 11 (Landscaping), 15 (Sustainable building) and 18 (Archaeology) of planning permission ref. 201233 - Conditions Discharged. 06/12/2021

201233 - Erection of two 3-bed detached dwellings with associated garaging - Granted with associated S106. 27/08/2021

CONSULTATIONS

RBC Natural Environment Team: No objection subject to securing the development takes places in accordance with the revised Arboricultural Impact Assessment and Tree Protection Plan and Landscaping Scheme and updated plan references: Ground Floor Comparison Layout plan 3707/251 and content of the Supporting S73 Application Statement, revised Proposed Landscaping and Biodiversity Site Plan 3707/209 Rev H to replace the one approved under 221072 (which replaced the one approved under 220535).

Other landscaping and arboricultural documents approved under 221072 still apply:

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev G Received by the Local Planning Authority on 15th June 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021 Received by the Local Planning Authority 15th April 2021

Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021 Received by the Local Planning Authority on 6th May 2021

RBC Transport: No objection subject to the conditions secured via the original planning permission.

Ecology Adviser: No objection subject to the conditions and section 106 obligations secured by the original planning permission.

Berkshire Archaeology: No further mitigation is required as earlier works have removed the archaeology from the proposed area of construction.

Neighbour Notification

The following addresses were consulted by letter. A site notice was displayed at the site on 24 August 2023.

3 Courtlands, Caversham, Reading, RG4 7DH
7 Grass Hill, Caversham, Reading, RG4 7TJ

Lime House, Grass Hill, Caversham, Reading, RG4 7TJ
5a Grass Hill, Caversham, Reading, RG4 7TJ

No letters of observation have been received.

RELEVANT POLICY AND GUIDANCE

From a procedural perspective, relevant guidance from PPG in terms of procedure of dealing with section 73 applications is set out below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission under section 73?

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the extant permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the extant planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the extant permission. If the original permission was subject to a planning obligation, then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan

policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) (2019) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC5: WASTE MINIMISATION AND STORAGE
CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
CC9: SECURING INFRASTRUCTURE
EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY
EN14: TREES, HEDGES AND WOODLAND
EN16: POLLUTION AND WATER RESOURCES
H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H3: AFFORDABLE HOUSING
H5: STANDARDS FOR NEW HOUSING
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Guidance

Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011
Affordable Housing SPD 2013
Section 106 Planning Obligations SPD 2013

APPRAISAL

As set out above an application submitted under s73 allows the local planning authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant planning permission. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed minor alterations to Plot 1 are not considered to result in any additional adverse impacts on the layout of the development and satisfactory spaciousness between the dwellings, the site boundaries and neighbouring properties would be retained. The proposed changes are not considered to result in any adverse overbearing or loss of privacy impacts.

The proposed amendments are considered to maintain an acceptable high-quality appearance to the development in the context of the character of the surrounding area which is mixed and low density. The proposed amendments are not considered to have any detrimental impacts on neighbouring properties due to the site layout and are less significant changes than those approved in the previous VAR. The changes would have been acceptable if they had originally been proposed.

A split decision for a materials schedule and biodiversity was approved under application 221827 APC. The amendments to the materials for Plot 1 will form part of the approved documents for this current application (230967). Any original conditions would continue to be applied to any S73 permission issued.

The previously approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and landscaping plan will continue to apply to the S73 permission. The RBC Natural Environment Officer raises no objection to the proposed changes subject to conditions to secure implementation of the approved AIA, TPP and Landscaping Scheme.

The LPA's Ecology Adviser also raises no objection to the proposed changes to the development. On-site biodiversity enhancements would continue to be secured by condition applied to any S73 permission. The off-site slow worm habitat mitigation would continue to be secured under the s106 legal agreement signed by the Applicant under the original planning permission, the terms of which means these obligations carry across to any S73 or NMA's applications relating to the original permission.

There are no Transport objections to this application. A previous S73 application approved, (220535), included the repositioning of the garage of plot 2 to provide an integral garage and open undercroft parking area and the loss of garage parking for plot 1.

Parking is still provided in accordance with current standards, no changes to the previously approved access arrangements and the location of the bin collection point are proposed, and are as previously consented under application 201233. Conditions to secure provision of the approved access arrangements would continue to be applied to any S73 permission issued as well as the condition to secure the parking arrangements.

All other conditions including to secure implementation of a scheme of archaeological investigation, carbon emission saving measures, provision of cycle and bins storage facilities and electric vehicle charging points would continue to be secured by way of conditions.

The S106 agreement relating to the original planning permission would continue to secure the affordable housing deferred payment mechanism in relation to any S73 permission:

15. AGREEMENT AND DECLARATION

It is agreed by the Owner and the Council that should the Development the subject of the Planning Permission be varied under a new planning permission ("the VARIAT planning permission") granted by the Council under Section 73 of the 1990 Act the planning obligations in this Agreement shall apply to the VARIAT planning permission

Community Infrastructure Levy

The proposals are for new building housing and are therefore liable for CIL based upon a revised new build floor area, albeit the applicant has indicated the dwellings would be self-build and therefore an exemption to the levy could be sought. It is advisable for any self build exemptions to be discussed with the Principle Infrastructure and monitoring officer following the issue of a decision.

Summary

The amendments proposed to vary condition 2 (approved plans) of the original planning permission 201233/FUL are considered acceptable and contain less significant changes to the previous VAR applications. Consultees have no objections to the changes proposed, subject to updated conditions.

RECOMMENDATION - GRANT S73 subject to varied conditions

Grant variation of condition 2

In line with the PPG, all of the original conditions (as part of 201233) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red

(changed areas highlighted in yellow for 221072 and highlighted in grey for 230967). Officer notes explaining the changes are also detailed in green.

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.

1. The development hereby permitted shall begin no later than three years from the date of planning permission ref. 201233 issued on 27th August 2021.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The altered condition ensures the applicant does not have further time to implement the permission, with this one component which cannot change under s73.

Amended wording

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

Supporting S73 Application statement, August 2023

3707/251 Ground floor layout - Comparison

3707/252 First floor layout - Comparison

3707/253 Proposed elevations - Comparison

As received 17 August 2023

3707/214 Rev F Block and location plan, Jan 2022 - Proposed

3707/210 Rev H Proposed site plan, Jan 2022

3707/211 Rev H Ground floor layout, Jan 2022

3707/212 Rev H First floor layout, Jan 2022

3707/213 Rev F Proposed elevations, Jan 2022

3707/209 Rev H Proposed landscaping and biodiversity site plan, July 2020

As received 11 July 2023

Letter from agent to explain changes proposed for a S73 Application - Erection of two 3-bed detached dwellings with associated garaging, July 2022

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022

As received 21 July 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021

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.

Officer note: This condition has been updated to reflect the plans submitted in this application.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and approved documents of application 230967 for Plot 1

Materials for Plot 1

Roof - to be Natural slates (Spanish) to match adjacent dwelling Lime House

First floor walls - A mixture of vertical IROKO wood cladding and render - colour limestone white (similar to Lime House, Grass Hill)

Ground Floor walls - A mixture of render - colour limestone white and Mid Grey Linear Ultima brick plinth

Windows and doors - aluminium clad timber (class 4 air tightness) triple glazed, or as discharged under 221827/APC

- The Steel Roof is Colourcoat Urban colour Merlin

- The Timber Cladding is Brimstone Ash Thermo Wood - vertical profile

Windows are to be timber triple glazed

Plot 1 - colour RAL 7033 Cement Grey

Plot2 - colour RAL 7032 Pebble Grey

Doors - composite, colours as windows

Render - K Rend silicon render, colour - smooth finish ash white.

As received 7 December 2022

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 Policy CC7 of the Reading Borough Local Plan 2019.

Officer note: This wording of this condition has been updated to reflect the discharge of condition 3 (Materials) granted under 221827 APC, with revisions to plot 1 for application 230967 VAR.

4. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

5. No dwelling hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

6. The development hereby permitted shall not be carried out other than in accordance with the following Construction Method Statement documents as discharged under 211531:

- Construction Method Statement Rev A, Elegant Homes, dated 24 November 2021

- Email from John Neville on 24 November 2021 11:29 stating: Condition 6 - CMS

- The construction site layout plan at Appendix A has been revised to avoid impingement on any RPA. All site facilities and parking areas are now inside the tree protection fencing line shown on the plan.

- The AMS within the AIA has been revised and now sets out at para 6.8 that the no dig installation will take place before the construction phase.

As received 24 November 2021

- Email from John Neville on 6 December 2021 14:35 stating 'we intend to lay ground guard mats over the top of the CCS as a temporary surface course during construction. Please see attached link: Ground Guard System (nixonhire.co.uk)'

As received 6 December 2021

The measures within the approved Statement and details above 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.

Officer note: The wording of this condition was updated for 221072 to reflect the discharge of condition 6 (CMS) granted under 211531 APC. It will remain the same for 230967.

7. No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

Officer note: This condition remains unchanged.

8. Prior to first occupation of the dwellings hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

9. No dwelling hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be first occupied until the Scheme for that dwelling has been fully provided in accordance with the approved details. The spaces shall be

maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

10. The development hereby permitted shall not be carried out other than in strict accordance with the protective measures discharged under application 212005, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H received by the Local Planning Authority on 21st July 2022 with tree protection erected prior to removal of the spoil identified on the Spoil Removal Plan. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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

Officer note: The wording of this condition was updated to reflect the non-material change of condition 10 (Protective measures) granted under 212005NMA, and updated to reflect the plans and documents submitted for application 221072 VAR. It remains unchanged for 230967.

11. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with drawing no. 3707/209 Rev H - Landscaping Plan Received by the Local Planning Authority on 11st July 2023. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

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 order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Officer note: The wording of this condition was updated to reflect the discharge of condition 11 (Landscaping) granted under 211531 APC, and updated to reflect the plans and documents submitted for application 221072 VAR and again for application 230967 VAR.

12. The biodiversity enhancements of the development hereby permitted shall be carried out, in accordance with drawing no. 3707/209 Rev H Proposed Landscaping and Biodiversity Site Plan Received 11 July 2023 and Biodiversity Enhancement Plan V2 received by the local authority on 25 January 2023. The documents provided for the above pre-commencement part of the condition have been considered acceptable to have been part-discharged, the conditions are discharged providing that the works are

undertaken in accordance with the approved details. The biodiversity enhancements shall thereafter be installed as per the approved details and a letter report confirming that the enhancements has been installed, including photographs of the enhancements in situ, shall be submitted to and approved in writing by the council prior to occupation of the development.

REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Officer note: The wording of this condition was updated to reflect the part discharge of condition 12 (Biodiversity) granted under 221827 APC and to incorporate the revised landscaping and biodiversity plan for 230967.

13. The new dwelling to plot 1 hereby permitted shall not be occupied until all first-floor windows to the north east elevation shall be fitted with obscure glass and with no opening windows up to 1.7m in height above the internal floor level, before the dwelling is occupied. Any replacement or repair of the window shall only be with obscure glass.

REASON: To prevent actual and perceived overlooking, in the interests of the privacy of neighbours. In accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

14. 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.

Officer note: This condition remains unchanged.

15. Officer note: This condition discharged by reference 211531APC and no longer applies.

16. No dwelling hereby permitted shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

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.

Officer note: This condition remains unchanged.

17. Prior to first occupation of the dwellings hereby permitted the biodiversity mitigation enhancement measures set out with the approved Turnstone Ecology

Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021 shall be implemented in full on site. The biodiversity mitigation and enhancement measures shall be maintained and managed thereafter in accordance with the approved details.

REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

18. The development hereby permitted shall not be implemented other than in strict accordance with the Thames Valley Archaeological Services Project specification for an archaeological watching brief ref. 21e117wb dated 3 September 2021 and received by the Local Planning Authority on 15th September 2021.

REASON: Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019

Officer note: The wording of this condition was been updated for application 221072 to reflect the discharge of condition 18 (Archaeology) granted under 211531 APC. It remains unchanged for 230967.

INFORMATIVES

1. 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.

2. 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 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.

3. A section 106 Agreement relates to this planning permission. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning Applications.

4. 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. In accordance with Article 35 (DMPO 2015) some conditions **were** 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.

Informative slightly amended and the pre-commencement conditions have now all been discharged.

5. 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

6. 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

Same as original application 210233.