

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: 220621/FUL

Address: Land Adjacent 80 Mount Pleasant, Reading, RG1 2TD

Proposals: Provision of new 3 storey end terrace dwelling with basement.

Case Officer: Mr Anthony Scholes

Applicant: Mr Thompson

Date received: 27/04/2022

Valid from: 12/05/2022

Target Decision date: 24/07/2022, extension of time agreed on decision from 12/01/2024

1. INTRODUCTION

The proposal site is land to the side (south) of 80 Mount Pleasant. The site was formally part of the rear garden to 209 Southampton Street. There is a drop in levels across the site from west to east. The surrounding area is considered predominantly residential, with terraced rows along Southampton Street, Mount Pleasant and Highgrove Street. Whitley Street Local Centre is located 50m to the south of the proposal site.

The proposal site is not located within a Conservation Area or Listed. The proposal site is, however, located within the Article 4 area which restricts the conversion from C3 Use Class (dwellinghouses) to C4 Use Class (Small HMO) under permitted development.



Fig 1. Proposal Site. Site photo taken by case officer on 08/06/2022.



Fig 2. Proposal Site. Site photo taken by case officer on 08/06/2022.

A site visit was carried out by the case officer on 08/06/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection of a three storey end terraced dwelling.

Plans considered:

- Application Letter (Planning Statement) - dated 25th April 2022

~~Proposed Plans & elevations 01 Rev A~~

~~Proposed Setting Out & Landscape Plan 02~~

Received on 27/04/2022

~~Proposed Setting Out & Landscape Plan 02 Rev A~~

Received on 03/08/2022

- Preliminary Ecological Appraisal - Prepared by Arbtech Consulting Ltd - Issue 2 (Date: 05/09/2022)

~~Proposed Plans & elevations - 01 Rev B~~

~~Proposed Setting Out & Landscape Plan - 02 Rev B~~

Received on 08/09/2022

- Proposed Plans & elevations - 01 Rev C
- Proposed Setting Out & Landscape Plan - 02 Rev C

Received on 20/10/2022

3. RELEVANT PLANNING HISTORY

040147/FUL - Erection of a two bedroom house on land adjacent to 80 Mount Pleasant - Application Permitted on 11/02/2005

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

207 Southampton Street, Reading, RG1 2RB - No response received.
205 Southampton Street, Reading, RG1 2RB - No response received.
209 Southampton Street, Reading, RG1 2RB - No response received.
211 Southampton Street, Reading, RG1 2RB - No response received.
Flat 1, 209 Southampton Street, Reading, RG1 2RB - No response received.
80 Mount Pleasant, Reading, RG1 2TD - No response received.
78 Mount Pleasant, Reading, RG1 2TD - No response received.

A site notice was erected on 25/05/2022 for a period of 21 days, expiring on 15/06/2022. The following response was received to the consultation.

4.2 Internal consultees

The following is a summary of response received from internal consultees.

Reading Borough Council, Transport - Response received on 26/05/2022

- In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space for the 2 bedroom residential dwelling. Given the extensive parking restrictions in place and close proximity to town centre, established transport links in and out of the town centre, a car free development can be considered in this instance.
- The applicant should be advised that the future residents of the property would not be entitled to apply for resident or visitor parking permits for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area; The appropriate condition and informative will be applied.
- There is lighted directional street sign located on the boundary of the property, this should be illustrated on plans. Should this require relocating due to the proposed works, the cost of this would be met by the applicant and the appropriate licenses and authorisation from Highways and the utility company would be required. Revised plans and confirmation required.

- Given the proposal includes construction of a basement, in order to protect the stability/safety of the highway it is advised that no excavation/embankment works are to be carried without the written approval of the Highway Authority.
- Cycle storage provision should be provided in accordance with current standards which would equate to a total of 2.0 spaces for the dwelling. This can be in the form of a secure garden shed in a development of this nature. Submitted proposed setting up and landscape illustrates cycle storage in the front garden area, whilst this is an option, it would be securer to provide storage in the rear garden area in a secure shed.
- Bin storage has been illustrated at the front of the property within the curtilage of the site and adjacent to the highway, this is reflective of other properties in the area and therefore acceptable.
- Given the sites location, a Construction Management Statement will be required for this development.

Reading Borough Council, Ecology - Response received on 07/06/2022

- The application site may contain habitats that are suitable for use by protected species and surveys to confirm their presence or absence will need to be undertaken. These surveys and any mitigation plan will need to be submitted prior to the determination of the application, or the application should be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon protected species.

Reading Borough Council, Ecology - Response received on 08/09/2022 upon review of - Preliminary Ecological Appraisal and revised plans

- The Ecology Report (Arbtech, 5/9/2022) has been undertaken to the appropriate standard and concludes that the proposals are very unlikely to affect any priority habitats, protected species, or designated wildlife sites. There are therefore no objections to this application on ecological grounds.
- However, in accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development. In this case it would be appropriate for the applicant to install integral swift bricks as the area hosts a population of swifts which nest under the eaves of the houses. Swift numbers have been declining in recent years in part due to the loss of and lack of nesting sites and are a bird of conservation concern due in part to a lack of nesting sites which are usually in buildings.
- As such (if you are minded to recommend approval of the scheme) it is recommended that the applicant is asked to modify the Proposed Setting Out and Landscape Plan (Greg Farrell, Jan 2022) drawing to show two swift bricks in appropriate locations. This could be secured via a planning condition (given below) but it would be preferable to have these details shown on the approved plans).
- A condition should also be set to so that full details of the landscaping scheme are submitted to and approved in writing by the council.

Reading Borough Council, Natural Environment - Response received on 01/07/2022

- The majority of the properties on Mount Pleasant north of the site benefit from some form frontage greenery, varying from shrubs to small trees, therefore it is desired that some planting is provided on the frontage on site too. I note that Transport comments recommend that the cycle store, currently located on the frontage, is better suited in the rear garden - this would allow some space for frontage planting.
- As the site is situated in a central area with little available space, the extent reserved for soft landscaping in the rear is agreeable. However, this may be reduced if the cycle store is relocated in the rear garden - in which case frontage planting compensates the reduction.

- Our Tree Strategy aims to increase tree stock resilience and biodiversity by encouraging planting of native or wildlife friendly trees. I acknowledge the restrictive space and need for small trees, but none of the 3 proposed trees are either native or wildlife friendly, and all are small providing no wider benefit and as such these are not agreeable - I note GS Ecology have also requested a wildlife friendly landscape scheme, along with biodiversity enhancements. However, if a decision is issued before future submissions, tree species can be secured via condition.
- In conclusion, the proposal is not fully supported in its current form as frontage planting and amendments to tree species choice are necessary before it satisfies our Tree Strategy (Treed Corridor) and Local Plan policies EN12, EN14 & EN15 criteria. While the tree species details can be secured via condition, the frontage planting provision must be included on plans before a decision.
- If you intend to grant planning permission before any future submissions, please include condition to secure hard & soft landscaping.

Reading Borough Council, Natural Environment - Updated Response received on 14/06/2022 upon review of revised plans.

- The proposed tree species are now agreeable. I note that 2 trees will be planted on the frontage which is positive - albeit this is pushing the limit of what the small space can accommodate.
- If you consider that 2 trees are too much for the frontage, please liaise with the agent that one of them is relocated to the rear garden, or that their locations are reversed as to place the narrower tree (Carpinus) nearer to the façade to avoid future conflict.
- One amendment is necessary to the Tree Planting notes: good quality topsoil is to be used for the top 200mm of the tree pit backfill, instead of 50mm now provisioned. However, this can be secured via condition.
- In conclusion, the proposal is now supported in terms of landscaping. Please attach condition to secure the above amendment, the final location of the 2 proposed trees, tree pit details and service lines location.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

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) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change
CC5 Waste Minimisation and Storage
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H3 Affordable Housing
H5 Standards for New Housing
H10 Private and Communal Outdoor Space
H11 Development of Private Residential Gardens
EN1 Protection and Enhancement of the Historic Environment
EN5 Protection of Significant Views With Heritage Interest
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air Quality
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPD

Affordable Housing SPD (March 2021)
Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (October 2011)
Planning Obligations under Section 106 SPD (April 2015)
Sustainable Design and Construction SPD (December 2019)

7. APPRAISAL

7.1 Land use principles

The proposal site is adjacent to an end of terrace dwelling at 80 Mount pleasant. The site consists of a disused land that was formerly part of the rear garden to 209 Southampton Street. The officer report for the previous application at the site (reference 040147/FUL, see section 3 of this report) states that the rear boundary of the site forms the boundary to the rear garden of 209 Southampton Street. Despite the fact that the site does not appear to have been in use as part of the rear garden to 209 Southampton Street over a significant period of time, it is still considered reasonable to assess the application as development of a residential garden, as there appears to be nothing stopping the land returning to the use of 209 Southampton Street as a residential garden.

Policy H11 of the Reading Borough Local Plan sets out the requirements for residential development within private residential gardens.

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

1. *The proposal makes a positive contribution to the character of the area in terms of:*
 - *The relationship of the existing built form and spaces around buildings within the surrounding area;*
 - *A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;*
 - *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
 - *Compatibility with the general building height within the surrounding area;*
 - *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*

- *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

To be discussed further in this report under section 7.2 Design.

2. *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*

To be discussed further in this report under section 7.4 Private and Communal Outdoor Space.

3. *The proposal includes access, which meets appropriate highway standards;*

To be discussed further in this report under section 7.7 Transport.

4. *The proposal does not lead to tandem development;*

The proposal would not lead to harmful form of tandem development as the proposed dwelling, as despite being to the rear of 209 Southampton Street the dwelling would have a frontage along Mount Pleasant.

5. *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*

To be discussed further in this report under section 7.2 Design.

6. *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*

To be discussed further in this report under section 7.3 Safeguarding Amenity.

7. *The emphasis is on the provision of family-sized housing;*

The proposal seeks the addition of a two-bedroom family dwelling. It is acknowledged that a three-bedroom dwelling is not proposed, however, in this instance given that there is an expired planning permission at the site for a two bedroom dwelling the development is considered acceptable in this regard. It should also be noted that the GIA of the proposed dwelling is generous for a two-bedroom dwelling. As this development would provide a family sized dwelling in accordance with Policy H11, it is considered reasonable remove the permitted development right to change from C3 (dwellinghouse) to C4 (Small HMO). This is to ensure that the development contributes towards providing the identified need in the borough for family sized housing.

8. *The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and*

To be discussed further in this report under section 7.5 Trees, Landscaping and Ecology.

9. *The proposal does not prejudice the satisfactory development of a wider area.*

It is not considered that the proposed development would prejudice the satisfactory development of the wider residential area, which consists largely of Victorian terraced rows.

There is also no in principle objection to the erection of a new dwelling at the land adjacent to 80 Mount Pleasant, particularly as there is a historic approval the site for a two-bed dwelling. The development, however, is required to comply with the policies set out within the Reading Borough Local Plan, which will be discussed further within this report.

7.2 Design

Policy CC7 of the Reading Borough Local Plan requires all development to be of high-quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The application is also subject to the relevant criteria of Policy H11 as outlined in paragraph 7.1 of this report.

The proposed development consists of a three storey (basement, ground floor and first floor) end terrace dwelling to 50 to 80 Mount Pleasant. The dwelling extends the full width of the site and would therefore appear slightly wider than the adjoining property of 80 Mount Pleasant. The proposed dwelling in terms of size, scale and appearance is considered a suitable continuation of the terraced row. The arrangement of doors and windows to the front elevation is consistent with the fenestration along the terraced row, albeit the size of the windows is slightly larger than those to 80 Mount Pleasant.

The detailing of the arches above the front doorways along 50 to 80 Mount Pleasant is to be replicated to the proposed dwelling positive. The front garden would also continue the character of enclosed gardens along Mount Pleasant, with mid-height boundary treatment. The arrangement of the front garden has been amended to remove an originally proposed vehicle parking space. Officers advised that a car-free development would be considered in this instance given the sustainability of the location and proximity to amenities. This allowed the front garden to be redesigned to improve its visual appearance and provide continuity with the terraced row.

Overall, the proposed dwelling is not considered to harm the character and appearance of the surrounding area. In accordance with Policies CC7 and H11 of the Reading Borough Local Plan, the new dwelling is considered to respond positively to the local context, in particular the terraced row of 50 to 80 Mount Pleasant.

7.2 Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable.

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards and details of this in the form of design and construction stage SAP reviews can be secured by way of conditions.

The gross internal floor space of the proposed dwellings is 102.68m². The proposed dwelling meets the requirements of the nationally set minimum gross internal floor areas and storage

standards for a 2 storey, 2 bedroom, 4 person dwelling of 79m². The gross internal area would also exceed the requirements for a 3 storey, 3 bedroom, 5 person dwelling.

Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan.

7.3 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*
- *Noise and disturbance*

The proposed development consists of a residential use within a residential area. The proposed single storey rear element to the dwelling has a depth of 5m, and a ground to eaves height of 2.5m with a dual pitched roof. The impact of the rear element upon the living conditions of 80 Mount Pleasant has been considered. The rooms to the rear of 80 Mount Pleasant consist of a kitchen and a bathroom and are already heavily overshadowed by the boundary to the proposal site. Given that the two ground floor rooms to the rear of 80 Mount Pleasant are not habitable rooms, the development is not considered to significantly harm the living conditions for the existing and future occupants of 80 Mount Pleasant.

Although the back-to-back distance of the rear elevation to the development and the rear elevation to 209 Southampton Street is less than 20, at approximately 17m, the character of the area consists of relatively short distances between the rear of properties. This was a point that was also discussed regarding the previous approval at the site. The layout of the immediate surrounding area is not considered to have significantly altered from the approval in 2005. It should also be noted that the relation between the development and the rear of 209 Southampton Street would be at a slight an angle and would not be perfectly parallel relationship. It should also be acknowledged that the rear of properties along Southampton Street are clearly visibly from the south end of Mount Pleasant.



Fig 3. Bathroom and Kitchen to 80 Mount Pleasant. Photos provided by Agent on 31/07/2022.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The proposed dwelling is considered to provide high quality accommodation for any future occupiers.

Overall, the proposed dwelling is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered necessary however to condition the approval of this application to ensure that harm is not caused to neighbouring properties through alterations that can be achieved under permitted development. This includes alterations and conversions of the roof space so that the development remains consistent with the pattern of development along the terraced row of 50 to 80 Mount Pleasant, and to avoid any harmful overlooking to neighbouring dwellings.

7.4 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

The proposed private amenity space to the rear of the dwelling is small at 26.3m², however, the size and layout of the proposed garden reflects that of gardens to the rear of other dwellings along Southampton Street and Mount Pleasant. It is also acknowledged development benefits from being located close to amenities at Whitley Street Local Centre, and Cintra Park to the southeast of the site. The proposal site is also within a 15-minute walk of Reading Town Centre and close to bus routes along Southampton Street. It is therefore considered that both dwellings would be served by ample private outdoors space given the side of the dwellings in accordance with Policies H10 and H11 of the Reading Borough Local Plan

7.5 Trees, Landscaping and Ecology

During the course of the application, the proposed landscaping scheme has been revised, taking on board feedback from the Council's Natural Environment Team, and Ecology consultant.

The proposed development has been revised and now provides soft landscaping principles to the front and rear of the proposed dwelling. The final details of soft landscaping will be secured via condition to any approval of this application.

Due to the overgrown nature of the site, an ecological assessment of the site was required to confirm that the site is not habited by protected species. The ecological assessment concluded that the proposals are very unlikely to affect any priority habitats, which has been agreed by RBC Ecology. Biodiversity enhancements for the development were sought in the form of two swift bricks. The two swift bricks have been demonstrated to the side elevation of the development; therefore, the two swift bricks will be secured under the approved plans condition for this development.

Therefore, subject to conditions, the development is considered in accordance with Policies EN12 and EN14 of the Reading Borough Local Plan.

7.7 Transport

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). One on site vehicle parking space would usually be required for a 2-bedroom dwelling. In this instance, however, the location of the development benefits from good sustainable transport links and as discussed is in close proximity to amenities. Therefore, it is considered acceptable for this development not to provide any off-street parking. It should also be noted that the previous approval also did not

include any off-street parking and acknowledges that the dwellings along 50 to 80 Mount Pleasant also do not benefit from off-street parking unless within the designated parking permit area.

Cycle parking has been demonstrated within the rear garden, and bin storage has been demonstrated to the front of the property. The location of the bin storage is consistent with the other dwellings along Mount Pleasant.

Transport Development Control have also recommended that a Construction Method Statement be submitted prior to development commencing on site. This is to secure vital details 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 CC8 and TR3 of the Reading Borough Local Plan.

7.8 Affordable Housing

In accordance with Policy H3 of the Reading Borough Local Plan; *“Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading:*

- (...) on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.”*

The applicant has agreed to enter into a legal agreement to secure a financial contribution if planning were to be granted.

A Section 106 Legal Agreement has been drawn up, which secures a financial contribution of £17,500 for the purposes of providing affordable housing elsewhere within the Borough. The figure has been calculated based on the valuations of the existing dwelling and the proposed additional dwelling from two Estate Agents. As per Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021); for sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development. The proposed dwelling (the development) has been valued at £350,000, therefore, 5% of the GDV of the development equates to £17,500.

This is considered acceptable and complies with Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021).

7.9 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Proposed dwelling			
Basement	0	27.78	+27.78
Ground Floor	0	44.61	+44.61
First Floor	0	30.29	+30.29
Total	0	102.68	+102.68

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

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.

AP1: Approved Plans

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

Plans considered:

- Proposed Plans & elevations - 01 Rev C
- Proposed Setting Out & Landscape Plan - 02 Rev C

Received on 20/10/2022

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms.

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.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first-floor side (south facing) elevation of the building hereby permitted without the grant of a separate 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.

SAP Assessment Minor - Design Stage (To Be Approved)

No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling hereby permitted has 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 a 'design stage' 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.

SU4: SAP Assessment Minor - As Built (To Be Approved)

The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted 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.

Construction Method Statement (To Be Submitted)

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 on site 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 on site 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.
- 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.

L1: Landscaping Small Scale (To Be Approved)

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and 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.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) 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 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.

C1: Hours of Construction/Demolition

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.

C4: No Bonfires

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.

DC6: Cycle Parking (To Be Approved)

Prior to first occupation of the development hereby permitted details of secure, covered and lockable bicycle storage spaces for two bicycles shall be submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC8: Refuse and Recycling (As Specified)

Prior to first occupation of the development 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 dwelling/building 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.

11. INFORMATIVES

Standard Informatives

IF3: Highways

- 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.

IF4: S106

A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

I11: Community Infrastructure Levy (CIL)

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