

Ng DELEGATED APPLICATION REPORT - Application No. 181176/FUL

Address: Land adjacent to 25 Tredegar Road

Proposal: 1 x two storey four bedroom

Case officer: Matt Burns

Site Description and Surrounding Area:

The site is located on the south side of Tredegar Road and forms part of the private garden amenity space of no. 25 Tredegar Road, which is a two storey residential dwelling. No.25 is the end property in a row of similar two storey detached dwellings. Adjacent to the west of the site is Highdown Wood which is a designated Local Wildlife Site and forms part of an area of Public and Strategic Open Space as defined by the Sites and Detailed Policies Document (2012, 2015). There is also a designated 'Green Link' which connects Highdown Wood to Furzplatz Woodland across Tredegar Road. The Woodland Area also forms part of a wider Major Landscape Area. To the southern boundary of the site is Highdown School.

Site levels slope down from north to south along Tredegar Road.

Proposal: The application seeks planning permission for the erection of a single two storey dwelling in garden area of no. 25 Tredegar Road and subdivision of the plot between the existing and proposed dwelling. A new vehicular access is proposed from Tredegar Road.

Amended plans were accepted during the course of the application which reduced the footprint of the proposed dwelling and amended its siting within the site.

Plans Considered:

Drawing no.s

1807/100 rev A - Location Plan

Received by the Local Planning Authority on 9th July 2018

1807/320 rev F - Proposed Elevations (1 of 2) North & East Elevation

1807/311 rev E - Proposed First Floor & Second Floor/Roof Plan

1807/321 rev E - Proposed Elevations (2 of 2) South & West Elevation

1807/300 rev D - Block Plan

1807/310 rev F - Proposed Ground Floor Plan

Received by the Local Planning Authority on 18th March 2019

1807/301 rev F - Proposed Site Plan

Received by the Local Planning Authority on 9th May 2019

Relevant Planning History:

180300FUL - Erection of five bedroom detached dwelling house - Withdrawn.

Consultation Responses:

Trees - No objection subject to conditions to secure submission, approval and implementation of a hard and soft landscaping scheme and to ensure the development is carried out in accordance with the submitted arboricultural method statement and arboricultural impact statement.

Transport - No objection subject to conditions to secure provision of the on-site parking spaces and provision of new access and visibility splays on to Tredegar Road.

Ecology - Recommends that the application is refused due to the adverse impact on the adjacent woodland Local Wildlife Site from overshadowing, light spillage, increased disturbance, pressure to fell the adjacent trees and the loss of a buffer zone.

Neighbour Notification

No.s 25 and 30 Tredegar Road were notified of the application by letter and both properties were re-notified following submission of amended plans. A site notice was also displayed at the application site.

One letter of representation has been received from no. 30 Tredegar Road on the opposite side of Tredegar Road which does not object to the application but seeks that:

- the new dwelling does not adversely impact on their privacy by way of windows and removal of trees
- pedestrian and traffic safety is protected in terms of cars parking on the road
- pedestrians, particularly at school times, are protected from construction traffic

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.

Relevant Planning Policy and Guidance

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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

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

Reading Borough LDF Core Strategy (Adopted January 2008, updated 2015)

CS1 Sustainable Construction and Design

- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services and Amenities
- CS14 Provision of Housing
- CS20 Implementation of the Reading Transport Strategy
- CS23 Sustainable Travel and Travel Plans
- CS24 Car/Cycle Parking
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS37 Major Landscape Features and Strategic Open Space
- CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document - (Adopted October 2012)

- DM1 Adaptation to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM11 Development of Private Residential Gardens
- DM12 Access, Traffic and Highway Related Matters
- DM17 Green Network
- DM18 Tree Planting

Supplementary Planning Guidance

Revised Sustainable Design and Construction SPD adopted July 2011

Revised Parking Standards and Design SPD adopted October 2011

Affordable Housing SPD adopted July 2013

Section 106 Planning Obligations SPD 2013

Appraisal

The main issues to be considered are:

- The principle of the development
- The effect of the proposed development on the character of the road and the area
- The effect on the living conditions of neighbouring properties and future residents
- Natural Environment
- Transport Implications
- Sustainability
- Affordable Housing

The principle of the development

The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land). The NPPF definition of ‘previously developed land’ excludes private residential gardens.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the

development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

The Council's LDF SDPD Policy DM11 Development of Private Residential Gardens requires that new residential development that involves land within the curtilage of private residential gardens will be acceptable where:

- a) It makes a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

Therefore, while the proposed site is not 'previously developed land', the principle of redevelopment could be considered acceptable providing the criteria outlined in Policies are met.

The proposal would provide a family dwelling and its location would not prejudice development of the wider area

Appearance and Character of the Area

Policy CS7 seeks that development proposals contribute positively to the character of the area of Reading within which they are located.

The residential dwellings to this part of Tredegar Road are all set in similarly sized plots apart from the application site at no. 25 which has a much larger total private amenity space than the other plots in the road by virtue of the significant side garden where the additional dwelling is proposed to be located.

Due to the generous size of the existing plot the proposed subdivision would not result in plot that would be out of keeping with those found elsewhere within the road. Adequate garden space would be provided for both the existing and proposed dwelling. Following submission of amended plans, the footprint of the proposed dwelling is also reflective of those found in the surrounding area whilst the position of the dwelling within the site would retain adequate separation to the site boundaries and in particular a significant set back from the road frontage which is characteristic of the dwellings to this side of Tredegar Road.

At two storeys the proposal would be in keeping with the scale of other properties in the road. The design of the dwelling with gable roof, buff brick and render finish is also considered to integrate satisfactorily within the street-scene. Whilst the dwelling incorporates some more contemporary features than other properties within the street, particularly in terms of window placement, this is not considered to detract from the dwellings appearance within the street.

The slop in levels down towards the application site also assists in the assimilation of the proposed dwelling within the road.

The plot is considered to be of an adequate size to accommodate the proposed dwelling and the proposal is considered to contribute positively to the character of the area. It is proposed to provide a new independent access to the site from Tredegar Road and the proposal would not result in a tandem form of development.

The proposal is considered to accord with Policy CS7 and DM11.

Amenity of surrounding and future occupiers

Policy DM4 seeks to safeguard the amenity of existing and future occupiers whilst Policy CS34 seeks to protect existing and future occupiers from the impacts of pollution.

Due to the sites location at the end of a line of detached houses the neighbouring property with the most potential to be impact upon by the proposed new dwelling is the host dwelling at no. 25. The proposed dwelling does not incorporate any ground, first or second floor windows to the east elevation facing no. 25 such that there would be no undue overlooking or loss of privacy. Separation distance to the east boundary of the site with no. 25 is also sufficient such that it is not considered that the proposal would appear unduly overbearing in relation to no. 25.

The separation distance to no. 30 on the opposite side of Tredegar Road is considered to be sufficient to prevent any undue overlooking, loss of privacy or overbearing impacts. To the rear of the site is Highdown School and to the west Highdown Wood such that there would be no adverse impact impacts in theses directions.

The proposed dwelling itself would provide for a good standard of amenity for future occupiers as a family home. All rooms are considered to be of adequate size and to be served by good outlook and daylighting. The roof space level 5th bedroom and office would be served only by roof lights which is not considered unreasonable in this instance given the good standard of amenity provided to the primary bedrooms at first floor level.

A construction method statement would be secured to manage impacts upon surrounding occupiers.

The proposal is considered to accord with Policies DM4, DM11 and CS34.

Natural Environment

Policy CS7 seeks that development is of high design quality and maintains and enhances the character of the area in which it is located including landscaping. Policy CS36 seeks that development should retain, protect and incorporate feature of biodiversity and Policies CS38 and DM18 seek that the Borough's vegetation cover be extended. Policy DM17 refers to the Borough's Green Network including local wildlife sites and green links and seeks that new development shall demonstrate how the location of landscaping will maintain will maintain or link to the existing green network.

There are a number of trees within the site the canopies of which join with offsite trees within the adjacent wooded area. This area of land adjacent to the property, known as Highdown Wood (and woodland on the other side of Tredegar Road) is part of a designated Major Landscape Feature (Policies CS37 and SA17). Two trees (an Oak and Horse Chestnut) growing on or adjacent to the property are subject of a Tree Preservation order TPO 5/18. Highdown Wood is also designated Local Wildlife Site whilst there is also a designated 'Green Link' which connects Highdown Wood to Furzplatz Woodland across Tredegar Road.

The development proposes the removal of a number of trees on and adjacent the site. Trees immediately adjacent to the highway and a young Council-owned tree growing within the highway verge have collective and future amenity value, being prominent in views around the curve and hill of Tredegar Road. These trees also connect visually with the adjacent woodland area.

The tree officer identified that trees along the western boundary tend to have asymmetrical canopies and act as a buffer for the trees growing centrally within the offsite woodland group. Trees within the group are taller and more slender (etiolated). The removal of peripheral trees may therefore have implications for the stability of other trees within the group heightening the anxiety of future occupants of the property regarding their stability. Following the submission of amended plans and reduction in the footprint of the dwelling a number of these peripheral trees can now be retained.

The tree officer also advises that the reduced footprint of the dwelling addresses concerns regarding overdevelopment within the plot and potential for conflict between the dwelling's future occupants and the adjacent trees.

Subject to conditions to ensure the development is carried out in accordance with the submitted arboricultural report, method statement and tree protection plan and to secure submission, approval and implementation of the a scheme of hard and soft landscaping the proposals are considered to accord with Policies CS7, DM11, DM18 and CS38.

In terms of biodiversity an ecological appraisal was submitted as part of the application. This set out that the site is formed of amenity grassland with shrubs, scattered trees and coniferous hedges which offered potential habitats for nesting birds but only negligible potential for bats. Existing piles of garden waste could have the potential to support common amphibians, reptiles or other small mammals. A number of on-site biodiversity mitigation and enhancement measures are proposed including replacement planting of native species, creation of wood stacks along site boundary to provide habitats for beetle and other small animals and the inclusion of sparrow terrace boxes within the development.

The Council's Ecologist is concerned about the impact of the proposals upon the adjacent Highdown Wood local wildlife site and green link in terms of overshadowing, light spillage, increased disturbance, pressure to fell the adjacent trees, the loss of a buffer zone between the woodland and the development site and on this basis recommends that the application be refused.

However, as outlined above the proposals would retain trees along the western boundary of the site, now also including some peripheral trees previously proposed to be removed. Officers are satisfied that this would retain a sufficient buffer between the proposed development and the adjacent woodland. There are similar relationships and some closer relationships between existing dwellings and the Furzeplatz Woodland opposite the application site which is also a designated local wildlife site. The application site is already in use as a residential garden and could be subject to erection of structures such as outbuildings under permitted development rights without the need for planning permission. In addition, the majority of trees on site are not under tree protection orders they could be removed without the need for consent from the Council. The application does not propose to provide any external lighting. It is proposed to secure a hard and soft landscaping scheme by way of condition which would include a requirement for native species planting whilst and the additional on-site biodiversity enhancements proposed as part of the submitted ecological appraisal could also be secured by way of condition.

Given the proposed retention of trees along the western boundary of the site to provide a buffer with the adjacent woodland, limited biodiversity value of the application site itself and subject to conditions to secure a landscaping scheme of native planting and on-site biodiversity mitigation/enhancement measures officers are satisfied that the proposal would not adversely impact upon the adjacent woodland wildlife site or green link and would accord with Policies CS36, DM11 and DM17.

Transport

Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking related matters relating to development.

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

In accordance with the adopted Parking Standards and Design SPD a development would be required to provide on-site parking provision for 2 vehicles for a 3+ bedroom dwelling. The proposals include provision 2 on-site vehicle parking spaces in the form of a garage and single driveway parking space which both conform to Council standards in terms of size.

The proposals also seek to provide a new independent access to the plot from Tredegar Road. Plans have been submitted as part of the application which demonstrates visibility splays from the access point which adheres to Council standards. Formation of the new access point would require partial removal of a grass verge between the site and the road and the application proposes that the grass verge to be removed would be replaced with a permeable surface and therefore also adheres to Council standards. A license from the Highway Department would be required to create the new dropped kerb access.

The site is considered to be of adequate size to accommodate suitable bicycle and bin storage.

The proposal would accord with Policies DM12, CS20 and CS24.

Sustainability

The appropriate level of sustainable construction would be secured the appropriate building regulations requirements.

Affordable Housing

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf).

The Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

The application includes provision of an additional dwelling and would therefore be required to contribute towards off-site affordable housing provision within the Borough. In accordance with Policy DM6 this would equate to a contribution equivalent to 5% of the GDV of the proposed new dwelling. The applicant has agreed to make a policy compliant contribution of thirty thousand six hundred and twenty five pounds (£30, 625) which will be secured by way of a section 106 legal agreement.

Other Issues

The proposal would be a Community Infrastructure Levy (CIL) liable development. The levy for the proposal would be thirty five thousand eight hundred and twenty five pounds (£35, 825) based on a total floor area of 241.67m². An informative would be attached to the decision notice to advise the applicant of their responsibilities in this respect.

Matter Raised in Representation

Concern has been raised with regard traffic and pedestrian safety during the construction period of the proposed development. A condition is recommended to secure submission and approval of a construction method statement which would deal with these issues.

All other issues raised are covered in the officer report above.

RECOMMENDATION:

GRANT full planning permission subject to the following conditions and completion of a section 106 legal agreement.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing no.s

1807/100 rev A - Location Plan

Received by the Local Planning Authority on 9th July 2018

1807/320 rev F - Proposed Elevations (1 of 2) North & East Elevation

1807/311 rev E - Proposed First Floor & Second Floor/Roof Plan

1807/321 rev E - Proposed Elevations (2 of 2) South & West Elevation

1807/300 rev D - Block Plan

1807/310 rev F - Proposed Ground Floor Plan

Received by the Local Planning Authority on 18th March 2019

1807/301 rev F - Proposed Site Plan

Received by the Local Planning Authority on 9th May 2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. **The development hereby approved shall not be commenced**, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. **No development shall take place**, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- 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
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works
- a scheme for control of noise and dust

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: 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 Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012, 2015 and Policy CS34 of the Core Strategy 2008, 2015.

5. **No development shall take place** until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

6. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. 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.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

7. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

8. The development hereby approved shall not be carried out other than in accordance with the J.A. Consulting Arboricultural Impact Assessment ref. AIA 01 Rev-3 dated 12/06/19 received by the Local Planning Authority on 27th June 2019 and the J.A. Consulting Arboricultural Method Statement ref. AMS 01 dated 12th April 2019 received by the Local Planning Authority on 15th April 2019.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

9. **No development shall take place** until a plan has been submitted to and approved in writing by the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected to include gaps (10cm high) at the base in appropriate locations to facilitate the movement of small mammals across the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development hereby permitted is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: To ensure wildlife is not adversely affected by the proposed development in accordance with Policies CS7 and CS36 of the Core Strategy 2008, 2015 and Policy DM17: Green Network of the Sites and Detailed Policies Document 2012, 2015

10. **No development shall take place** until a plan has been submitted to and approved in writing by the local planning authority indicating the position and specification of bird boxes to be placed on and around the new building. The approved bird boxes shall be installed before the development hereby permitted is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: To ensure wildlife is not adversely affected by the proposed development in accordance with Policies CS7 and CS36 of the Core Strategy 2008, 2015 and Policy DM17: Green Network of the Sites and Detailed Policies Document 2012, 2015

11. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation (CS36: Biodiversity and Geology)

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no extensions, roof enlargements, outbuildings, windows, doors or other openings, other than those shown on the approved plans, shall be constructed within the development hereby approved.

Reason: Due to the proximity to neighbouring dwellings in the interests of maintaining the green buffer with the adjacent Highdown Wood, in accordance with Policies CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 and Policies DM4 and DM17 of the Sites and Detailed Policies Document 2008.

13. In connection with the implementation of this permission, no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

14. 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 Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008

15. The dwelling hereby permitted shall not be occupied until the vehicle parking spaces including garage, have been provided in accordance with drawing no. 1807/301 ref F - Proposed Site plan received by the Local Planning Authority on 9th May 2019. The approved 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 to accord with Policy CS24 & CS24 and Policy DM12.

16. The dwelling hereby permitted shall not be occupied until the visibility splays as shown on drawing no. 1807/300 rev D - Block Plan received by the Local Planning Authority on 18th March 2019 have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

17. The dwelling hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with drawing no. 1807/301 ref F - Proposed Site plan received by the Local Planning Authority on 9th May 2019. The access shall be retained as approved thereafter.

Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

Informatives

1. 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 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

2. The works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.
4. 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.
5. The local planning authority has worked positively and proactively with the applicant.
6. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for a financial contribution towards Affordable Housing.
7. For further information about construction and demolition nuisance law the please refer to the 'Protecting Your Neighbourhood' section of the Council's website.
8. Conditions 3, 4, 5, 9 and 10 are pre-commencement conditions because the details required to be approved need to be designed and implemented before any other works start on the site or are of a nature that it would be impractical to install after work has started.

