

DELEGATED APPLICATION REPORT

Ward: Mapledurham

App Ref: 220441/FUL

Address: Meadow View, Blagrove Lane, Reading, RG4 7DX

Proposals: Replacement dwelling

Case Officer: Mr David Brett

Applicant: Mr Carney and Ms Walsh

Date received: 26/03/2022

Valid from: 26/04/2022

Target Decision date: 09/09/2022, extension of time agreed on decision from 21/06/2022

1. INTRODUCTION

The proposal site a detached dwelling located on Blagrove Lane, Mapledurham. The surrounding area is considered predominantly residential with a mix of large two storey detached dwellings with generously sized plots. The plot at Meadow View is at an angle from the highway, with the existing dwelling house at Meadow View set back from the highway, with a detached garage. Meadow View looks directly out on to Chazey Wood, which is part of the Chilterns Area of Outstanding Natural Beauty (AONB). 3 Gravel Hill Cottages is directly west of the proposal site and is a Grade II Listed Building.



Fig 1. Existing front elevation. Site photo taken on 30/05/2022.



Fig 2. Existing front elevation. Site photo taken on 30/05/2022.

A site visit was undertaken by the case officer on 30/05/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing dwelling, to allow for the erection of a new two storey replacement dwelling with a contemporary design. A detached garage is also proposed to the front garden.

Plans considered:

- ~~Block and Location Plan 3806/200 Rev A~~
- ~~Site Plan 3806/201 Rev D~~
- ~~Ground Floor Plan 3806/202 Rev B~~
- First Floor Plan + Roof Plan - 3806/203 Rev B
- ~~Elevations 3806/204 Rev D~~
- ~~Garage Plans and Elevations 3806/205 Rev A~~

- Basement - 3806/206 Rev A
- ~~Sections - 3806/208 Rev A~~
- Bat Survey Report - Issue 1 Final (22/09/2021)
- Preliminary Ecological Appraisal and Preliminary Roost Assessment - Issue 1 Final (27/08/2021)
- ~~Planning, Design & Access Statement - 3806~~

Received on 26/03/2022

- Existing Site Plan - 3806/100 Rev A
- Existing Floor Plan and Elevations - 3806/101 Rev A

Received on 11/04/2022

- ~~Street Scenes - 3806/210~~
- CIL Calculations - 3806/300

Received on 20/04/2022

- Material Schedule

Received on 26/04/2022

- Construction Method Statement
- Construction Management Plan - 3806/199

~~Site Plan - 3806/201 Rev E~~

Received on 07/06/2022

- Block and Location Plan - 3806/200 Rev B
- Site Plan - 3806/201 Rev H
- Ground Floor Plan - 3806/202 Rev C
- Elevations - 3806/204 Rev E
- Garage Plans and Elevations - 3806/205 Rev B
- Sections - 3806/208 Rev B
- Landscape Plan - 3806/209 Rev D
- Street Scenes - 3806/210 Rev A
- Planning, Design & Access Statement - 3806 Rev A
- Arboricultural Assessment & Method Statement - AIA.MVBL.2207

Received on 29/07/2022

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter and summarised.

79 Chazey Road, Caversham, Reading, RG4 7DU - Response received on 27/05/2022

- Plans do not include reference to a tree within the rear garden of 79 Chazey Road.
- Concerns regarding movement of traffic and parking of vehicles during construction.

77 Chazey Road, Caversham, Reading, RG4 7DU - No response received.

Ambleside, Blagrove Lane, Caversham, Reading, RG4 7DX - Response received on 13/05/2022

- Concerns regarding the foundations of the development and the impact on their property.

- Concerns regarding the ground water levels as a result of the proposed basement.
- Concerns of overlooking from the first-floor rear elevation windows.
- Concerns regarding movement of traffic and parking of vehicles during construction.
- Noise, dust and pollution arising from the construction of the development.
- Concerns of disturbance to living conditions at Ambleside during construction.

A site notice was erected on 03/05/2022 for a period of 21 days, expiring on 24/05/2022. The following response was received to the consultation.

Warren and District Residents Association (WADRA) - Response received on 15/08/2022 (summary of comments)

- Concerns regarding the impact of the excavation for the proposed basement on the foundations of nearby properties.
- Concerns of the impact of the development during the construction phase, including:
 - o Noise and disturbance generated from construction.
 - o Impact on highway safety.

4.2 Internal consultees

Reading Borough Council, Environmental Protection - Response received on 14/12/2021.

- No objection.

Reading Borough Council, Ecology - Responses received on 07/02/2022, 18/03/2022, 21/03/2022, 22/03/2022. The comments received are summarised as follows.

- No objections to the application ecological grounds subject to conditions for an Environmental Management Plan, a Biodiversity Enhancement Scheme, and Lighting Scheme to be submitted and approved prior to development commencing on site.
- Over the course of the application the agent has submitted the requested information in order to address the comments raised by Ecology to avoid pre-commencement conditions to any approval of this application.

Reading Borough Council, Transport - Responses received on 04/01/2022 and 10/02/2022. The comments received are summarised as follows.

- No objections to the application subject to conditions for a Construction Method Statement to be submitted and approved prior to development commencing on site.
- Details of vehicle parking, access, cycle parking, refuse and recycling storage are agreed and to be secured via condition. EV charging points should be secured via condition prior to first occupation.
- The agent submitted a Construction Method Statement and Construction Method Plan in order to address the comments raised by Transport Development Control to avoid a pre-commencement condition to any approval of this application.

Reading Borough Council, Natural Environment - Responses received on 19/01/2022, 10/02/2022, 21/02/2022, 10/03/2022 and 31/03/2022. The comments received are summarised as follows.

- *The proposal is positive in terms of trees but replacement planting for the removed trees must be secured via condition.*
- No objections to the application subject to condition for a Landscaping Scheme to be submitted and approved prior to development commencing on site. The details within the Arboricultural Impact Assessment and Tree Protection Plan should be secured via condition to any approval of this application.
- The applicant is advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any

other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

- The agent submitted a Landscaping Plan in order to address the comments raised by Natural Environment to avoid a pre-commencement condition to any approval of this application.
- The details of the green roof to the detached garage that were submitted on 31/03/2022 are acceptable and should be secured via condition.

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'.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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

EN1 Protection and Enhancement of the Historic Environment

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

EN15 Air Quality

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-Related Matters

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

7. APPRAISAL

7.1 Land use principles and design

The existing dwelling to be demolished is not considered to be of any particular architectural merit. The dwelling is not listed, nor is the proposal site within a Conservation Area. Therefore, the principle of demolishing the existing property is accepted. The dwelling to be demolished is not considered integral to the street scene and the surrounding area. The existing dwelling is currently unoccupied whilst development of the site is being pursued. As such, there is no in-principle objection to the proposals, subject to all other matters (as discussed below) being satisfactory.

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 replacement dwelling consists of a two-storey dwelling, with basement, and is a significant departure from the existing dwelling in terms of size, scale and appearance. The design of the proposed replacement dwelling is that of a large chalet bungalow when viewed from the front elevation. Two large gables are proposed to the front elevation, along with dormer to the front roof slope, and three roof lights. When viewed from the rear garden the proposed dwelling has the appearance of a larger two storey dwelling due to the sharp sloping of the plot from the highway to the rear boundary.

The design of the replacement dwelling has been revised during the course of this application to address officer concerns that the development would be excessive in terms of scale and massing. To address officer concerns the replacement dwelling has been set further back from the highway, with the height of the dwelling has been reduced by 0.7m. It is not considered that the development infringes any important building line along Blagrove Lane, with the height of the dwelling considered to integrate well with the height of neighbouring dwellings.

The footprint of the proposed dwelling is slightly larger than the existing dwelling and extends slightly towards the highway in relation to the existing dwelling. A detached garage is proposed to the west of the proposal site, forward of the front elevation of the proposed dwelling and is set approximately 3.2m from the highway. The ground to eaves height of the garage is 2.2m, features a pyramid roof with a maximum height of 4.25m. The proposed garage is not considered to be visually harmful to the character and appearance of the surrounding area.

The size and scale of the proposed replacement dwelling is considered characteristic of the surrounding area and not an intrusive addition to the street scene. There are several examples of large, detached dwellings along Upper Warren Avenue, all with varying designs and materials. There is no commonality amongst the appearance of the dwellings along Blagrove Lane. Due to the large plots, extensive vegetation and protected trees along Blagrove Lane Upper Warren

Avenue, the dwellings are largely obscured from the highway. The existing dwelling at Meadow View is heavily obscured from the highway due to a 1.8m high permitted fence that runs adjacent to the highway.

It is noted that the proposal site is located close to 3 Gravel Hill Cottages, which is a Grade II Listed Building. It is considered that the proposed development at Meadow View would not harm the setting of the Grade II Listed Building. This is due to the separation distance of the development from the heritage asset. The development is also not considered to harm the setting of the Chilterns Area of Outstanding Natural Beauty in accordance with Policy EN13 of the Reading Borough Local Plan. The size and scale of the proposed development is considered characteristic of the surrounding area and would not be detrimental to the rural-urban fringe.

A Material Schedule has been submitted for the proposed dwelling. The exterior walls consist of red brick and render, whilst the roof consists of Welsh slate. The combination of the materials proposed is considered acceptable in terms of quality and appearance.

The existing 1.8m high fence that runs parallel to the highway is to be removed, which would open up views to the development. Details of boundary treatment can be secured via condition. A new hedge to the front of the site is indicated on the plans, however, further details of the boundary treatment is required in order to enhance the visual amenity of the surrounding area.

Overall, the proposed replacement dwelling is not considered to harm the character and appearance of the surrounding area. In accordance with policy CC7 of the Reading Borough Local Plan, the replacement dwelling is considered to respond positively to the local context.

7.2 Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable. As per policy H5 (Standards for New Housing):

- *New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:*
 - o *(d). All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*

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 proposed replacement dwelling far exceeds the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan. The gross internal floor space of the development is 349m², which is significantly above the minimum space requirement of 130m² for a four bed, eight-person, three storey dwelling. The replacement dwelling will also provide more than adequate built-in storage of greater than 3.5m². It has been demonstrated on the proposed basement plan that the entire space is to be used as storage. 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*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 'Ambleside'. It is acknowledged that the replacement dwelling is larger in terms of size and scale than the existing dwelling, however, the development would not result in a harmful loss of light, overlooking or appear visually dominant to the occupants of Ambleside. Concerns were raised by the residents of Ambleside with regards to overlooking from the first floor rear windows, however, these windows do not directly look into habitable rooms at Ambleside. No windows are proposed to the first floor side (south facing) elevation of the development and a condition will restrict the insertion of windows to this elevation under permitted development. This is to ensure the privacy of residents at Ambleside, as any windows to the first floor of this elevation would look out to the rear of Ambleside with potentially oblique views to habitable rooms.

Turning to the impact of the proposed development on 'Coach House' to the north of the proposal site; the separation distance of the development from the main house at 'Coach House' is such that there would not be a harmful loss of privacy, access to sunlight and daylight, or overbearing impacts of the development. Again, whilst the replacement dwelling is larger in size and scale than that of the existing dwelling, the development would not harm the living conditions at the 'Coach House'.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the replacement dwelling is considered to significantly improve the standard of accommodation at Meadow View.

Overall, the proposed replacement 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 restricting the insertion of first floor side facing windows under permitted development to protect the privacy of 'Ambleside' in accordance with policy CC8.

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.*

It is considered that the proposed replacement dwelling will not represent an unacceptable loss in private outdoor space. The replacement dwelling is considered to allow for a significant amount of private outdoor space in the rear and front garden.

7.5 Trees and Landscaping

A detailed landscaping plan has been submitted for this application, this has been reviewed by the Council's Natural Environment Team. The details of the landscaping plan will be secured via a pre-commencement condition as amendments are required to the tree species specified, as the species proposed are not suitable. Further clarification is also required regarding the maintenance schedule.

The details within the arboricultural method statement and tree protection plan have been agreed with the Natural Environment Team. The details of the arboricultural method statement and tree protection plan are to be secured via condition. This is in order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7.6 Ecology

The details of the bat survey have been agreed the Council's Ecology consultant, which states that the existing buildings within the site are unlikely to host roosting bats. The Preliminary Ecological Appraisal makes recommendations for enhancing the value of the site, such as the provision of bird and bat boxes. These enhancements will be secured via condition in accordance with Policy EN12 of the Reading Borough Local Plan. A further condition will also be included to ensure that any clearing of vegetation of the site will be carried out outside of the bird nesting season.

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). At least three (two in the detached garage) on site vehicle parking spaces have been specified on the plans. Whilst the garage does not meet the required dimensions to accommodate two vehicles, it is considered that there is ample space within the site to accommodate three vehicles as required within the Revised Parking Standards and Design SPD. The site plan also demonstrates EV charging points, with tracking diagrams demonstrating that the on-site vehicle parking spaces and detached garage are accessible. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

Transport Development Control 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. A Construction Method Statement has been submitted, with the details approved by Transport Development Control. The details of the Construction Method Statement will be secured via condition to this application. This is 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.

7.8 Affordable Housing

As per Policy H3, the replacement of a single dwelling with another single dwelling is exempt from the requirement to provide affordable housing.

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)
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Basement	-	46	+46
Ground Floor	99	148	+49
First Floor	-	119	+119
Garage	14	36	+22
Total	113	349	+236

The submitted CIL form states that the existing building was last occupied in 19/05/2021. Accordingly, on the basis of the 236m² proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £36,872.64.

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:

- First Floor Plan + Roof Plan - 3806/203 Rev B
- Basement - 3806/206 Rev A

Received on 26/03/2022

- Material Schedule

Received on 26/04/2022

- Construction Method Statement
- Construction Management Plan - 3806/199

Received on 07/06/2022

- Block and Location Plan - 3806/200 Rev B
- Site Plan - 3806/201 Rev H
- Ground Floor Plan - 3806/202 Rev C
- Elevations - 3806/204 Rev E
- Garage Plans and Elevations - 3806/205 Rev B

- Sections - 3806/208 Rev B
- Street Scenes - 3806/210 Rev A
- Planning, Design & Access Statement - 3806 Rev A

Received on 29/07/2022

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 elevations 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.

SU3: 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 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 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.

L2: Landscaping Large Scale (To Be Approved)

No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by 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: These details are required prior to commencement of development because of insufficient information contained within this submission and 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.

L3: Boundary Treatment

Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

L7A: Arboricultural Method Statement (As Specified)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Assessment and Method Statement and Tree Protection Plan prepared by Mark Welby Arboricultural Consultant dated 26/07/2022. 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.

C3: Construction Method Statement (As Specified)

The measures within the approved Construction Method Statement as received on 07/06/2022 and Construction Method Plan - 3806/199 as received on 07/06/2022 shall be adhered to throughout the whole of the construction period unless otherwise agreed 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 Policy CC8 and TR3 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.

DC1: Vehicle Parking (As Specified)

The development 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.

DC3: Vehicular Access (As Specified)

The dwelling hereby permitted shall not 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.

DC5: Cycle Parking (As Specified)

The dwelling hereby permitted shall not be occupied until the bicycle parking facility for that dwelling/building 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.

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.

Vegetation Clearing

All trees, hedges and shrubs 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 nesting birds are not adversely affected by the proposals.

Bird and Bat Boxes

Prior to the occupation of the development, details of biodiversity enhancements, to include at least 4 integral bird and bat boxes, tiles or bricks integrated in the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF

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.

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

