

DELEGATED APPLICATION REPORT

Application No: 221114/FUL

Address: 3-5 Craven Road, Reading, RG1 5LE

Proposal: Removal of timber extension to rear of no.3 Craven Road and replacement with brick extension. Removal of lean-to extension to rear of no.3 Craven Road and construction of external storage area. Removal of escape stair to rear of no.5 Craven Road. Revised fenestration to link building. (Amended Description)

Case Officer: David Brett

Applicant: Harkalm Investments Ltd

Received on (valid from): 28/07/2022

Target Date: 30/11/2022, extension of time on decision agreed with agent from 22/09/2022

Site Description and Surrounding Area

The site is located at the roundabout junction of Craven Road and Erleigh Road to the southeast of the town centre and opposite the Royal Berkshire Hospital site.

The current buildings include 3 Craven Road, which was added to Reading Borough's List of Locally Important Buildings and Structures on 01/12/2015, in recognition of its local heritage significance. It is therefore a 'non-designated heritage asset'. The building is two storey mid-Victorian house in a Gothic style. The plan form is L-shaped with slate roof and ogee turret roof at the rear angle. The local listing entry (LL5) for 3 Craven Road describes as follows:

"The building makes use of brickwork which although Victorian is distinctively from the Berkshire area due to use of clays found in the area, possibly at local kilns from areas such as Tilehurst.

The Gothic building retains exuberant polychromatic brickwork and stone dressings and an ogee turret roof at the rear angle. The building retains virtuoso yellow stock brickwork forming the plinth, dentillated string course, quoins and levelling courses and forming the chimney stack. The decorative fretted timberwork at the gables is particularly impressive. Dressed stone around the windows heads and cills with keystones shows particular quality.

The building is associated with a number of large villas along Craven Road, and the historic Berkshire Hospital building."

Number 5 is also a good quality building which although not considered to be a heritage asset, does reflect the prevailing scale and character of buildings on the east side of Craven Road, a character which continues eastwards into the Redlands residential area and which contrasts sharply with the larger scale of buildings within the hospital and beyond towards the town centre.

The proposal site is not within a Conservation Area or Listed.

An unaccompanied site visit was carried out on 11/11/2022.



Fig 1. Location Plan for 3 Craven Road Local Listing. Retrieved from Reading Borough Council website on 11/11/2022



Fig 2. Rear of 3 and 5 Craven Road. Photo taken by Case Officer on 11/11/2022.

Proposal

This application seeks the removal of timber extension to rear of no.3 Craven Road and replacement with brick extension. Removal of lean-to extension to rear of no.3 Craven Road and construction of external storage area. Removal of escape stair to rear of no.5 Craven Road. Revised fenestration to link building.

The development originally proposed like-for-like window replacements throughout with double glazed units. As the proposal site is not within a Conservation Area or a Listed Building, planning permission is not required for the replacement of the windows. The agent was advised of this and it was agreed that this aspect of the development be removed from the proposal. For clarity, planning permission is sought for the following:

- Replacement of existing timber extension to 3 Craven Road with red-brick extension.
- Removal of existing timber lean-to and erection of timber storage area.
- Removal of external staircase to the rear of 5 Craven Road with associated alterations to fenestration.
- Alterations to the fenestration of the single storey link building between 3 and 5 Craven Road. Alterations to facilitate the use of the link building as a central reception to 3 and 5 Craven Road.

No change of use is proposed within this application. A Certificate of Lawfulness (Existing) has been recently granted for the use of 3 and 5 Craven Road as a medical and healthcare facility (Use Class E).

Plans/Documents Considered

The following plans and documents have been supplied for this application:

- Application Letter (22049/CJ/am) Dated 28 July 2022
- Site Location Plan - 5021_KW_P2_DR_01-01 Rev C
- Existing Site Plan - 5021_KW_P2_DR_02-01 Rev C
- Proposed Site Plan - 5021_KW_P2_DR_03-01 Rev C
- ~~Existing Basement Floor Plan - 5021_KW_P2_DR_11-01 Rev C~~
- ~~Existing Ground Floor Plan - 5021_KW_P2_DR_11-02 Rev C~~
- ~~Existing First Floor Plan - 5021_KW_P2_DR_11-03 Rev C~~
- ~~Existing Second Floor Plan - 5021_KW_P2_DR_11-04 Rev C~~
- ~~Demolition Basement Plan - 5021_KW_P2_DR_12-01 Rev C~~
- ~~Demolition Ground Floor Plan - 5021_KW_P2_DR_12-02 Rev C~~
- ~~Demolition First Floor Plan - 5021_KW_P2_DR_12-03 Rev C~~
- ~~Demolition Second Floor Plan - 5021_KW_P2_DR_12-04 Rev C~~
- ~~Proposed Basement Floor Plan - 5021_KW_P2_DR_13-01 Rev C~~
- ~~Proposed Ground Floor Plan - 5021_KW_P2_DR_13-02 Rev C~~
- ~~Proposed First Floor Plan - 5021_KW_P2_DR_13-03 Rev C~~
- ~~Proposed Second Floor Plan - 5021_KW_P2_DR_13-04 Rev C~~
- ~~Existing Section A-A - 5021_KW_P2_DR_21-01 Rev C~~
- ~~Existing Section B-B - 5021_KW_P2_DR_21-02 Rev C~~
- ~~Existing Section C-C - 5021_KW_P2_DR_21-03 Rev C~~
- ~~Proposed GA Section A-A - 5021_KW_P2_DR_23-01 Rev C~~
- ~~Proposed GA Section B-B - 5021_KW_P2_DR_23-02 Rev C~~
- ~~Proposed GA Section C-C - 5021_KW_P2_DR_23-03 Rev C~~
- ~~Existing Elevation AA - 5021_KW_P2_DR_31-01 Rev C~~
- ~~Existing Elevation BB - 5021_KW_P2_DR_31-02 Rev C~~
- ~~Existing Elevation CC - 5021_KW_P2_DR_31-03 Rev C~~
- ~~Existing Elevation DD - 5021_KW_P2_DR_31-04 Rev C~~
- ~~Proposed Elevation AA - 5021_KW_DD_DR_33-01 Rev C~~
- ~~Proposed Elevation BB - 5021_KW_DD_DR_33-02 Rev C~~
- ~~Proposed Elevation CC - 5021_KW_DD_DR_33-03 Rev C~~
- ~~Proposed Elevation DD - 5021_KW_DD_DR_33-04 Rev C~~
- ~~Existing/Proposed Link - 5021_KW_DD_DR_36-01 Rev C~~
- ~~Ex/Pr North Lean To - 5021_KW_DD_DR_36-02 Rev C~~
- ~~Ex/Pr East Extension - 5021_KW_DD_DR_36-03 Rev C~~
- ~~Standard Window Detail Proposed - 5021_KW_P2_DR_7201 Rev C~~

Received on 28/07/2022

- Bat and Bird Presence/Absence Survey Report - September 2022 - Prepared by Evolution Ecology Ltd.

Received on 12/10/2022

~~Window Condition Survey - October 2022~~

Received on 01/11/2022

- Existing Basement Floor Plan - 5021_KW_P2_DR_11-01 Rev D
- Existing Ground Floor Plan - 5021_KW_P2_DR_11-02 Rev D
- Existing First Floor Plan - 5021_KW_P2_DR_11-03 Rev D
- Existing Second Floor Plan - 5021_KW_P2_DR_11-04 Rev D
- Demolition Basement Plan - 5021_KW_P2_DR_12-01 Rev D
- Demolition Ground Floor Plan - 5021_KW_P2_DR_12-02 Rev D
- Demolition First Floor Plan - 5021_KW_P2_DR_12-03 Rev D
- Demolition Second Floor Plan - 5021_KW_P2_DR_12-04 Rev D
- Proposed Basement Floor Plan - 5021_KW_P2_DR_13-01 Rev D
- Proposed Ground Floor Plan - 5021_KW_P2_DR_13-02 Rev D
- Proposed First Floor Plan - 5021_KW_P2_DR_13-03 Rev D
- Proposed Second Floor Plan - 5021_KW_P2_DR_13-04 Rev D
- Existing Section A-A - 5021_KW_P2_DR_21-01 Rev D
- Existing Section B-B - 5021_KW_P2_DR_21-02 Rev D
- Existing Section C-C - 5021_KW_P2_DR_21-03 Rev D
- Proposed GA Section A-A - 5021_KW_P2_DR_23-01 Rev D
- Proposed GA Section B-B - 5021_KW_P2_DR_23-02 Rev D
- Proposed GA Section C-C - 5021_KW_P2_DR_23-03 Rev D
- Existing Elevation AA - 5021_KW_P2_DR_31-01 Rev D
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- Proposed Elevation BB - 5021_KW_DD_DR_33-02 Rev D
- Proposed Elevation CC - 5021_KW_DD_DR_33-03 Rev D
- Proposed Elevation DD - 5021_KW_DD_DR_33-04 Rev D
- Existing/Proposed Link - 5021_KW_DD_DR_36-01 Rev D
- Ex/Pr North Lean-To - 5021_KW_DD_DR_36-02 Rev D
- Ex/Pr East Extension - 5021_KW_DD_DR_36-03 Rev D

Received on 28/11/2022

Relevant Planning History

220332/CLE - Certificate of Lawfulness for Existing use as Class E(e) facility for the provision of medical or health services - Application Permitted on 13/07/2022

171954/FUL - Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping. - Application Refused on 08/02/2018. Reasons for refusal:

1. The proposed development would result in the complete demolition of a nondesignated heritage asset at 3 Craven Road with consequent substantial harm to the asset itself, and harm to the character of the adjacent streets and to the wider Redlands area to the south and east. As such the proposed development is contrary to Policies CS33 and CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), the National Planning Policy Framework and associated Planning Practice Guidance.

2. The proposed development by reason of its excessive scale and expansive footprint would be overly prominent within its context and would appear as an inappropriate and unsympathetic development that would detract from the appearance of the street scene and the character of the wider Redlands area to the south and east. The proposal would therefore be contrary to Policies CS7 and CS15 of the Reading Borough LDF Core Strategy 2008 (altered 2015), and guidance in the NPPF and PPG.
3. The proposed development by reason of its height, massing and proximity to the neighbouring dwelling at 7 Craven Road, would result in harm to the amenity of this neighbour due to overlooking and loss of privacy. As such the proposal would be contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS15 of the Reading Borough LDF Core Strategy 2008 (altered 2015).
4. The proposed development would result in the removal of a good quality street tree with consequent harm to the visual amenity, biodiversity and environmental quality of the area. As such the development would be contrary to Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM1 and DM18 of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015).
5. In the absence of a completed legal agreement to secure an acceptable amount of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Affordable Housing Supplementary Planning Document 2013.
6. In the absence of a completed legal agreement to secure a suitable Employment, Skills and Training Plan, or appropriate alternative financial contribution to allow for employment, skills and training provision, the proposal fails to contribute adequately to the employment skills and training needs of Reading Borough. As such the proposal is contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM3 of the Sites and Detailed Policies Document 2012 (altered 2015) and the Employment Skills and Training Supplementary Planning Document 2013.
7. In the absence of a completed legal agreement to secure necessary off-site highway works, the proposal fails to mitigate its impact on the adjacent highway infrastructure. As such the proposal is contrary to Policies CS20, CS22 and CS23 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2015 (altered 2015).

Appeal dismissed on 16/11/2018.

160355/FUL - Erection of a part 4 storey/part 3 storey building to accommodate 39 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping following the demolition of existing buildings. - Application Withdrawn on 21/04/2016

041338/FUL - Temporary relocation of existing portable building from Battle Hospital and extension to house Dingley Childrens Development Centre - Application Permitted on 19/01/2005

Consultees

Reading Borough Council, Environmental Protection - Response received on 18/08/2022

- No objection to the application.

Reading Borough Council, Ecology - Response received on 09/09/2022

- The buildings may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been

provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Reading Borough Council, Ecology - Further response received on 18/11/2022 upon review of Bat Survey Report

- *Given that explanation and because the plans show that they will only be demolishing the wooden outbuildings and that they won't be affecting the main building in the area of the roost.*
- Condition regarding the removal nesting birds should be included, along with bats informative to any approval.

Reading Borough Council, Transport Development Control - Response received on 15/08/2022

- *Given that there is no change to the existing access arrangements onto the highway, and the parking provision is not impacted by the development, there are no transport objections to this application.*

Reading Borough Council, Conservation & Urban Design Officer - No response received.

External Consultations

1, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

2, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

3, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

4, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

5, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

6, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

7, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

8, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

9, Dean House, Erleigh Road, Reading, RG1 5LR - No response received.

2 Erleigh Road, Reading, RG1 5LR - No response received.

5 Craven Road, Reading, RG1 5LE - No response received.

1A Erleigh Road, Reading, RG1 5LR - No response received.

Maisonette, 1A Erleigh Road, Reading, RG1 5LR - No response received.

1 Erleigh Road, Reading, RG1 5LR - Response received on 19/08/2022

- *Please ensure that "Like-for-like window replacements" through are in the existing style and include glazing bars exactly the same as with the present windows. These are a key period feature of the present building that must be conserved.*

A site notice was displayed on Thursday 18th August 2022, expiring on Thursday 8th September 2022. No further comments were received for this application.

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan 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).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;

National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN4: Locally Important Heritage Assets
- EN12: Biodiversity and the Green Network
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging
- OU1: New and Existing Community Facilities
- ER1: Sites for Development in East Reading

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues considered for this application are as follows:

- a) Design and Heritage
- b) Safeguarding Amenity
- c) Ecology

- a) Design and Heritage

Policy CC7 of the Reading Borough Local Plan states that; "All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- Layout: urban structure and urban grain;
- (...)
- Scale: height and massing; and
- Architectural detail and materials

(...)

Developments will also be assessed to ensure that they: -

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;”

Policy EN1 of the Reading Borough Local Plan states that; “Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- (...)
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

Policy EN4 of the Reading Borough Local Plan directly addresses development concerning Locally Listed heritage assets, stating that; “Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.”

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset’s significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.”

The proposal site has also been identified as a site for development in East Reading within Policy ER1 of the Reading Borough Local Plan. Policy ER1 states that development should retain the locally-listed Building (3 Craven Road), and any developments should enhance its setting. Development should also reflect the existing setback of the building.

The development proposes the removal of the timber extension to the rear of 3 Craven Road, and replacement with a red brick extension. The replacement extension would retain the footprint of the existing timber extension. The brickwork and windows are proposed to match the existing building. The proposed replacement extension features a flat roof, and retains the height of the existing timber extension at 3.15m. The proposed drawings are annotated, explaining that the height of the proposed replacement extension is to allow for level access internally. As the proposed replacement extension is to the rear of 3 Craven Road, the extension is not considered to harm the character and appearance of the heritage asset or the surrounding area. The rear of the building is largely obscure from view along Erleigh Road due to the height of the boundary wall. The architectural detailing to the rear of 3 Craven Road would be retained.

The existing timber lean-to is not considered to be of any architectural merit or importance to the heritage asset. The proposed removal of the existing timber lean-to is therefore accepted. The removal of the lean-to would re-expose the external wall to the rear of 3 Craven Road, with a window proposed to match the existing building. The l-shaped timber external store proposed to the rear of 3 Craven Road is considered acceptable given the modest height of the store at 2m, and materials proposed. The proposed store is not considered to harm the significance of the locally listed building.



Fig 3. Rear of 3 Craven Road, existing rear extension (left) to be replaced and lean-to (right) to be removed pictured. Photo taken by Case Officer on 11/11/2022.

Concerning 5 Craven Road, the existing external escape staircase is to be removed. The existing staircase to the rear is considered an unsightly addition to the rear of what is an attractive Victorian building that does not any positive value to the character and appearance of the building. Therefore, the removal of the existing staircase is considered acceptable by officers. Doorways that open out onto the existing external staircase are also to be removed. Windows are proposed to replace the doorways, these have been specified match the design and appearance of adjacent openings to the rear of 5 Craven Road.



Fig 4. Rear of 5 Craven Road, external staircase to be removed pictured. Photo taken by Case Officer on 11/11/2022.

Alterations are also proposed to the link building between 3 and 5 Craven Road. These consist of the removal of fences, shed and lean-to structures. The removal of the fence would open up views to the rear of the link building. Alterations to the fenestration to the front and rear of the link building are proposed, with enlarged openings and a new external door. The alterations to the fenestration are proposed to facilitate the use of the link building as a central, main entrance to both 3 and 5 Craven Road. The development proposed to the link building is considered acceptable.

Overall, the proposed development is considered to enhance the character and appearance of the local heritage asset (3 Craven Road), and the site as a whole which includes 5 Craven Road and the link building. Aside from the replacement of the existing rear extension, the development is generally considered minor and would reinstate the functional use of the heritage asset. The development is therefore considered in accordance with Policies CC7, EN1, EN4 and ER1 of the Reading Borough Local Plan.

b) Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that; “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety

The nearest residential dwellings are located at 1 and 1a Erleigh Road, approximately 50m north of 3 Craven Road. Due to the scale and nature of the proposed development, it is not considered that undue harm would be caused to neighbouring residents. The proposed development is therefore considered in accordance with Policy CC8 of the Reading Borough Local Plan.

c) Ecology

As detailed in the response received to this planning application from the Council’s Ecology Consultant; there were concerns that the existing buildings housed protected species such as roosting bats. Therefore, a bat survey was required to be carried out prior to any decision for this application. A bat survey was subsequently carried out by Ecoloution Ecology Ltd, with the findings of the survey presented to the Council within the Bat and Bird Presence/Absence Survey Report as received on 12/10/2022.

Conclusion

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

Recommendation

GRANT

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:

- Site Location Plan - 5021_KW_P2_DR_01-01 Rev C
- Proposed Site Plan - 5021_KW_P2_DR_03-01 Rev C

Received on 28/07/2022

- Demolition Basement Plan - 5021_KW_P2_DR_12-01 Rev D
- Demolition Ground Floor Plan - 5021_KW_P2_DR_12-02 Rev D
- Demolition First Floor Plan - 5021_KW_P2_DR_12-03 Rev D
- Demolition Second Floor Plan - 5021_KW_P2_DR_12-04 Rev D
- Proposed Basement Floor Plan - 5021_KW_P2_DR_13-01 Rev D
- Proposed Ground Floor Plan - 5021_KW_P2_DR_13-02 Rev D
- Proposed First Floor Plan - 5021_KW_P2_DR_13-03 Rev D
- Proposed Second Floor Plan - 5021_KW_P2_DR_13-04 Rev D
- Proposed GA Section A-A - 5021_KW_P2_DR_23-01 Rev D
- Proposed GA Section B-B - 5021_KW_P2_DR_23-02 Rev D
- Proposed GA Section C-C - 5021_KW_P2_DR_23-03 Rev D
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- Proposed Elevation BB - 5021_KW_DD_DR_33-02 Rev D
- Proposed Elevation CC - 5021_KW_DD_DR_33-03 Rev D
- Proposed Elevation DD - 5021_KW_DD_DR_33-04 Rev D
- Existing/Proposed Link - 5021_KW_DD_DR_36-01 Rev D
- Ex/Pr North Lean-To - 5021_KW_DD_DR_36-02 Rev D
- Ex/Pr East Extension - 5021_KW_DD_DR_36-03 Rev D

Received on 28/11/2022

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 unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Nesting Birds

All buildings and 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 wildlife legislation.

Informatives

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

Bats

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>