

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Ward:** Thames

**App Ref:** 221291/FUL

**Address:** 21 Derby Road, Caversham, Reading, RG4 5HE

**Proposals:** Replacement of existing dwelling with new 5-bed part dormer and part 2-storey house with integrated garage, front dormer window and 7no. rooflights.

**Case Officer:** Mr David Brett

**Applicant:** Mr T Stephens

**Date received:** 01/09/2022

**Valid from:** 13/09/2022

**Target Decision date:** 25/11/2022, agreed extended decision date from 08/11/2022

### 1. INTRODUCTION

The proposal site is occupied by a large bungalow located on Derby Road, Caversham. The surrounding area is considered predominantly residential with a mix of dwelling sizes and designs to the north and south sides of Derby Road.



1. Front of 21 Derby Road. Photo taken on 10/10/2022.



2. Front of 21 Derby Road. Photo taken on 10/10/2022.

An unaccompanied site visit for this application was carried out on 10/10/2022 with site photos taken from the highway. These photos were used for the purpose of determining this application.

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the replacement of existing dwelling with new 5-bed part dormer and part 2-storey house with integrated garage

Plans considered:

- Proposed Block and Location Plans - 315-A3-04-C
- As Existing - 315-A1-00

Received on 02/09/2022

~~Proposed Plans and Elevations - 315-A1-02-A~~

Received on 13/09/2022

- Preliminary Ecological Appraisal - SPH/ET/PEA-21/14.05

Received on 05/10/2022

- Proposed Plans and Elevations - 315-A1-02-D  
Received on 11/11/2022

### **3. RELEVANT PLANNING HISTORY**

210099/HOU - Two storey side, rear and front extensions, roof extension, front and rear dormers together with the associated internal alterations (Amended Description). - Application Permitted on 08/06/2021

### **4. CONSULTATIONS**

#### **4.1 The following addresses were consulted by letter.**

19 Derby Road, Caversham, Reading, RG4 5HE - No response received.  
20 Derby Road, Caversham, Reading, RG4 5EY - No response received.  
23 Derby Road, Caversham, Reading, RG4 5HE - No response received.  
The Old Forge, The Green - No response received.

Reading Borough Council, Ecology - Response received on 05/10/2022

- The site 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 - Updated response received on 07/10/2022 upon review of bat survey (survey also submitted for application 210099).

- The results from that survey submitted for application 210099 would still be valid, and as such there would be no objections to the application

Reading Borough Council, Trees - Response received on 03/11/2022

- The application fails to demonstrate lack of harm to existing trees and shrub vegetation and does not provide any landscaping information, contrary to the Tree Strategy's objective 4 and policy EN14 and is, as such, not supported.

Reading Borough Council, Trees - Updated response received on 21/11/2021 upon review of revised plans

- Please attach condition to secure said arb protection details and inform the applicant and agent that at the time of discharge of the condition, a detailed Arboricultural Method Statement will be expected - this should demonstrate both the demolition and the construction phases of the development do not harm the tree. Trial pits may be necessary to establish root presence where the new building overlaps the RPA in order to determine the appropriate foundation design.
- I find this necessary for both hard landscape and soft landscape details. It is likely that the frontage shrub/hedge vegetation will be affected by the construction site logistics / increased traffic and parking arrangements, as such a Soft Landscape plan should be secured via condition. On condition discharge, it will be expected that this plan will demonstrate an improvement in street scene following development and reinstating of all, if any, damaged frontage vegetation.

Reading Borough Council, Transport - Response received on 14/10/2022

- In principle there are no Transport objections to this application.
- A construction method statement will be required for this development.
- Details of cycle storage, bin storage, and EV charge point are also required.

A site notice was displayed from Monday 26<sup>th</sup> September 2022, expiring on Monday 17<sup>th</sup> October 2022. No responses have been received.

## **5. EQUALITY ACT 2010**

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

## **6. LEGAL AND PLANNING POLICY CONTEXT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

### **National Policy**

National Planning Policy Framework

National Planning Practice Guidance

### **Reading Borough Local Plan (Adopted November 2019)**

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC5 Waste Minimisation and Storage

CC6 Accessibility and the Intensity of Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H3 Affordable Housing

H5 Standards for New Housing

H10 Private and Communal Outdoor Space

EN1 Protection and Enhancement of the Historic Environment

EN5 Protection of Significant Views With Heritage Interest

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

EN15 Air Quality

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

### **SPG/SPD**

Design Guide to House Extensions SPD (Adopted March 2021)

Planning Obligations under Section 106 SPD (Adopted April 2015)

Revised Parking Standards and Design SPD (2011)

## **7. APPRAISAL**

### **7.1 Land Use and Design Principles**

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.

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 proposed development seeks the replacement of the existing dwelling. The proposed development seeks a slight increase the footprint of the existing dwelling. Along with an increase of the ridge height. The development is considered to take cues from the previous permission at the site (210099) and not go significantly beyond what has previously been approved. The cat slide roof to the east of the development is considered to transition well from number 23, with the two storey gable transitioning well from number 19 to the west.

The proposed development is acknowledged to alter the character, appearance and scale of the existing bungalow. The existing bungalow will be replaced with a two-storey detached dwelling with a differing character and appearance from existing. Despite the drastic change in size, scale and appearance proposed to the existing dwelling, the proposed increase is considered appropriate given varying the character, appearance and scales of existing dwellings within the surrounding area. In short, the proposed size, scale and character proposed is not considered harmful to the street scene, nor the wider character of the surrounding area, which includes a variety of building types, sizes and styles. The proposed development would add to and complement this variety in the local area.

The proposed development would not appear alien among the street scene along Derby Road. The ridge height proposed would be lower than neighbouring dwellings 19 and 23 Derby Road, as demonstrated on the existing and proposed street scene elevations submitted during the course of the application. From the highway, the main house at number 21 would not appear overly dissimilar in size and scale to the main house at number 23.

The replacement dwelling considered to have been sensitively designed, seeking to respect the size and scale of nearby existing buildings. The materials used have been specified brickwork and render, with slate roof tiles, and uPVC windows and doors. Whilst more contemporary in nature to a number of nearby properties, there are already more modern development to the south-west of the site (see below) and this further addition will add to the overall variety. The materials specified are considered to be of a suitable quality in themselves and therefore acceptable and suitable based on the scale of the works proposed to the main house.



1 to 4 Derby Villas, Derby Road



8a to 18 Derby Road



19 and 21 Derby Road



1-4 Moss Close

3. Examples of the varying dwelling styles along Derby Road and Moss Close. Photos taken on 08/03/2021 for application 210099.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Derby Road and the surrounding area. It is acknowledged that the scale of the proposed development is significant, the proposed development is considered sensitively designed and to respect the character and appearance of the surrounding area. Therefore, the proposed development is considered in accordance with policy CC7 of the Reading Borough Local Plan.

## 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.*

It was therefore required that a Sustainability Statement be submitted to support this application to satisfy the aims of policy H5. To ensure that the development will achieve the minimum 19% improvement in dwelling emission rate, a SAP Assessment (Design Stage) will be secured via condition to any approval of this application. The inclusion of this pre-commencement condition has been agreed with the applicant in line with section 100ZA(5) and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018. A pre-occupation condition will also be included for an “as built” assessment to be carried out to ensure that the development has achieved the improvement in dwelling emission rate.

The proposed replacement dwelling also 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 proposed replacement dwelling is 366.9m<sup>2</sup>, which is significantly above the minimum space requirement of 124m<sup>2</sup> for a five bed, eight-person, two storey dwelling. The replacement dwelling will also provide more than adequate built-in storage of greater than 3m<sup>2</sup>. 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*

It is considered that the proposed development would not result in a harmful loss of light to windows to the rear of 19 and 23 Derby Road.

The windows to the side elevations of 19 and 23 Derby Road are considered not be detrimentally impacted in terms of a harmful loss of light caused by the proposal. The windows to the ground floor side elevations of 23 Derby Road already have reduced access to light due to its position in relation to the boundary fence. The proposed first floor side elevation at 21 Derby Road is set sufficiently from the existing side elevations at 19 by 11.6m, and while the proposed first floor side elevation is also set sufficiently from the existing side elevation at 23 Derby Road by 3m. The proposed pitched roof is also considered to allow for appropriate levels of light to existing side facing windows at 19 and 23 Derby Road. There is not considered to be a significantly harmful loss of light to side facing windows at the first floor of 19 Derby Road, there are not any first-floor side facing windows at 23 Derby Road.

Two side facing windows are proposed to the first floor of 21 Derby Road; both of which look out to the side of 19 Derby Road. Both windows serve en-suite bathrooms. It is considered appropriate to condition any approval of this application to maintain these windows as obscure glazed to avoid harmful overlooking to neighbouring properties. Another condition will also be included to restrict the addition of further openings to the proposed first floor side elevations unless approved the Local Planning Authority; this is also to avoid harmful overlooking to neighbouring properties.

It is noted that side facing roof lights are proposed to the roof slope serving the living room to the rear of 21 Derby Road. It is not considered that these roof lights would present harmful overlooking to neighbouring properties 19 and 23 Derby Road, as the base of the roof lights is 2.47m from the finished floor level. It is not considered that the rooflights proposed to the development would result in a harmful loss of privacy to neighbours.

The significant depth of the front and rear amenity spaces means that no other nearby occupier (e.g. those on Moss Close) would be significantly harmed by the proposed works. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. The proposed development is considered to

have been sensitively designed as not to appear overbearing to neighbouring residents, subject to the conditions referenced above. Therefore, the proposed development is considered in accordance with policies CC8 of the Reading Borough Local Plan.

#### **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**

As per section 4 above, the Natural Environment officer concluded that there are no objections to this application in principle, however, further information is required to determine the impact of the proposed development on nearby non-designated trees. Details of tree protection were provided within this application, however, the plan did not demonstrate the dimensions or species of existing trees on site or the specifications for the proposed ground protection.

The agent was made aware of the additional information required to satisfy natural environment concerns. In this instance the agent agreed to a pre-commencement condition (in line with section 100ZA(5) and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018) for an Arboricultural Method Statement and full Tree Protection Plan to be submitted and approved prior to development on site. This is 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. Details of landscaping will also be secured via condition to this application.

#### **7.6 Ecology**

Due to the demolition proposed to the existing dwelling 21 Derby Road, it was considered necessary to consult Reading Borough Council Ecology regarding the likelihood that the proposed development would harm protected species. It was recommended that a bat survey be carried out prior to determination of this application.

A bat survey was undertaken to support the previous application at the site - 210099. The Reading Borough Council Ecology Consultant concluded that the survey had been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal (as per section 4 above). Ecology concluded that the survey was carried out recently enough for the recommendations to be application to application 221291. There are therefore no objections to this application on ecology grounds. The proposed development is therefore considered in accordance with policy EN12 of the Reading Borough Local Plan.

#### **7.7 Transport**

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). At least five on site vehicle parking spaces have been specified on the plans and meet the related size and access requirements. Conditions has been recommended to secure the onsite vehicle parking spaces and as specified on the plans, as well as the details of cycle parking. The double garage proposed would also provide ample parking for both motor vehicles and bicycles. Another condition was also recommended to secure details of an electric vehicle charging scheme, which in this instance is not considered reasonable or necessary as this condition is only applicable to new dwellings. Whereas this application is for the 1:1 replacement of an existing dwelling, not a new dwelling.

Regardless, the proposed garage plan states that there would be an electric charging point within the garage. 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. A pre-commencement condition (in line with section 100ZA(5) and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018) has been agreed with the applicant for the approval of a Construction Method Statement. This is to secure vital details in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with CC8 and TR3 of the Reading Borough Local Plan.

### **7.8 Affordable Housing**

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 <sup>2</sup> ) | Proposed (m <sup>2</sup> ) | Difference (m <sup>2</sup> ) |
|--------------|----------------------------|----------------------------|------------------------------|
| Ground Floor | 160.34                     | 184.9                      | 24.56+                       |
| First Floor  | 0                          | 182                        | 182+                         |
| <b>Total</b> | <b>160.34</b>              | <b>366.9</b>               | <b>206.56+</b>               |

The submitted CIL form states that the existing building was last occupied in 2013, meaning the existing floorspace will not be deducted from the liability. Accordingly, on the basis of the 206.56sqm proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £32,272.93.

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

## **8. CONCLUSION**

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

## **9. RECOMMENDATION**

**GRANT**

## **10. CONDITIONS**

### **TL1: Time Limit (Standard)**

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

### **AP1: Approved Plans**

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

Plans considered:

- Proposed Block and Location Plans - 315-A3-04-C

Received on 02/09/2022

- Proposed Plans and Elevations - 315-A1-02-D

Received on 11/11/2022

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 and/or application forms 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 Policies CC7 and H9 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 side elevations of the first floor 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.

**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/extension 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.

**PD3: Obscure Glazing**

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) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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.

**C2: Construction Method Statement (To Be Submitted)**

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

#### **L7: Arboricultural Method Statement (To Be Submitted)**

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: 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.

#### **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.

**L1: Landscaping Small Scale (To Be Approved)**

Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

**DC1: Vehicle Parking (As Specified)**

The dwellings 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.

**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.

## **11. INFORMATIVES**

### Standard Informatives

#### **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](http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)