

DELEGATED APPLICATION REPORT

Application No: 220299/FUL

Address: Thames House, 42 Portman Road, Reading

Proposal: Erection of an additional storey to provide office accommodation (Class E) together with minor alterations to the existing building, and the provision of parking and other associated facilities.

Case Officer: David Brett

Applicant: Soni.Me Ltd

Received on: 02/03/2022

Valid from: 03/03/2022

Target Date: 17/06/2022, extension of time on decision agreed with agent from 28/04/2022

Site Description and Surrounding Area

The proposal site is a two-storey office building located in the Portman Road Core Employment Area (EM2h) as identified in Policy EM2 (Location of New Employment Development) in the Reading Borough Local Plan. Vehicular access is from Albany Close at the rear with pedestrian access from Portman Road. The surrounding area comprises industrial/commercial uses to the north, east and west and residential on the south side of Portman Road.

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



Fig 1. Front of 42 Portman Road. Photo taken by case officer on 20/05/2022

Proposal

This application seeks the following an upward extension to create a second floor. The use proposed for the second floor is as two offices. A proposed parking layout has also been submitted, which reflects the parking layout approved under application 181934/FUL.

Plans/Documents Considered

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

- Application Letter - 216001 (dated 01/03/2022)
- ~~Commercial Offices As Proposed - 2205-P100~~

~~Elevation - Front As Existing and Proposed - 2205-P101~~

~~Elevation - Rear As Existing and Proposed - 2205-P102~~

~~Elevation - Sides As Existing and Proposed - 2205-P103~~

- Location Plan As Existing and Proposed - 2205-P104

- Proposed Conversion from to 16 Residential Units (Flats) - 2009-200-P1

Received on 02/03/2022

- Ordnance Survey Plan As Existing - 2205-P105

Received on 02/03/2022

- Schedule of Materials

- BREEAM Pre-Assessment Report (dated 27/04/2022)

Received on 27/04/2022

- Landscape Plan As Existing and Proposed - 2205-P110

Received on 04/05/2022

- Elevation - Front As Existing and Proposed - 2205-P101 Rev A

- Elevation - Rear As Existing and Proposed - 2205-P102 Rev A

~~Elevation - Sides As Existing and Proposed - 2205-P103 Rev A~~

- Second Floor Plan + Roof Scape Plan - 2205-104 Rev A

- Visualisation

Received on 18/05/2022

- Elevation - Sides As Existing and Proposed - 2205-P103 Rev B

Received on 09/06/2022

Relevant Planning History

150391/FUL - Proposed Car Park Extension - Application Permitted on 08/06/2015

181934/FUL - Proposed Extension to Existing External Car Park Area (Renewal of original Planning Approval Ref: 150391 dated 8th June 2015) - Application Permitted on 19/02/2019

200693/OPA - Change of use from office (B1a) to residential (C3) to provide 16 units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (Permitted Development) Order 2015. - Granted Prior Approval on 06/08/2020

Internal Consultations

Reading Borough Council, Environmental Protection - Responses received on 22/03/2022

- Noise arising from development

- Confirmation needed as to whether any air condition plant or any other mechanical plant is proposed. No mechanical plant should be installed prior to a noise assessment being submitted. A noise assessment should be secured via a pre-commencement condition to any approval of this application.

- Construction and demolition.

- We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

Reading Borough Council, Transport Development Control - Responses received on 07/04/2022

- In accordance with the adopted SPD, the proposed office accommodation would be required to provide a parking provision of 1 parking space per 100sqm equating to 4 parking spaces. A total of 35 parking spaces are illustrated on the proposed location plan including 5 parking spaces permitted under application Ref: 181934. These additional 5 spaces are not yet constructed.
- Details of the cycle storage and refuse storage/collection should be secured by condition.
- Given the scale of the proposed office accommodation, the development is unlikely to result in a material change in the character of traffic in the vicinity of the site. In view of this, there are no transport reasons of refusal subject to the conditions below.

Reading Borough Council, Natural Environment - Responses received on 26/04/2022

- As the current application appears to show the same layout on the Portman Road frontage as that already approved, I would have no objections in principle. However, it is necessary, given the circumstances explained above, to seek confirmation of the current situation in order that appropriate plans can be provided. This would include the securing of new landscaping plans given the removal of the previously retained Birch.

External Consultees

38-40 Portman Road, Reading, RG30 1JG - No response received.
46-48 Portman Road, Reading, RG30 1EA - No response received.
113 Loverock Road, Reading, RG30 1DZ - No response received.
Kyocera House, 111 Loverock Road, Reading, RG30 1DZ - No response received.
103 Loverock Road, Reading, RG30 1DZ - No response received.
29 Little Johns Lane, Reading, RG30 1RA - No response received.
Unit 9, Albury Close, Reading, RG30 1BD - No response received.
Unit 1, Albury Close, Reading, RG30 1BD - No response received.
Unit 17, Albury Close, Reading, RG30 1BD - No response received.
Unit 10, Albury Close, Reading, RG30 1BD - No response received.
Unit 11, Albury Close, Reading, RG30 1BD - No response received.
Unit 14, Albury Close, Reading, RG30 1BD - No response received.
Unit 7, Albury Close, Reading, RG30 1BD - No response received.
A I S Engineering, Unit 3, Albury Close, Reading, RG30 1BD - No response received.
Unit 6, Albury Close, Reading, RG30 1BD - No response received.
Unit 16, Albury Close, Reading, RG30 1BD - No response received.
Unit 12, Albury Close, Reading, RG30 1BD - No response received.
Unit 4, Albury Close, Reading, RG30 1BD - No response received.
Harrier Pneumatics Ltd, Unit 3, Albury Close, Reading, RG30 1BD - No response received.
Unit 15, Albury Close, Reading, RG30 1BD - No response received.
Unit 5, Albury Close, Reading, RG30 1BD - No response received.
Unit 8, Albury Close, Reading, RG30 1BD - No response received.
Unit 2, Albury Close, Reading, RG30 1BD - No response received.
Unit 2, Little Johns Lane, Reading, RG30 1RA - No response received.

A site notice was displayed on Saturday 19th March 2022, expiring on Saturday 9th April 2022. One response was received to the public consultation, the details of which are as follows:

Cellnex, 2nd Floor, Trafalgar House, 110 Manchester Road, Altrincham, WA14 1NU -
Summary or response received on 05/04/2022

- Our interest in this planning application relates to Cellnex's ownership and management of the electronic communications equipment located on the rooftop of Thames House.
- We consider that the retention of the mobile connectivity services from our base station is an important material planning consideration in your Authority's determination of planning application Ref 220299 and the loss of this shared electronic communications infrastructure would be contrary to the aims of national and local planning policy.
- We consider that it is unnecessary for the operator's electronic communications apparatus to be removed permanently from the building. Modest design amendment could be incorporated to facilitate the relocation of the equipment back onto the rooftop once the extra storey has been built.

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
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise Generating Equipment

- EM1: Provision of Employment
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents

Sustainable Design & Construction SPD (2019)

Revised Parking Standards and Design SPD (2011)

Appraisal

The main issues considered for these three separate applications are as follows:

- a) Principle of Development
- b) Design and Access
- c) Safeguarding Amenity
- d) Natural Environment
- e) Transport
- f) Telecommunications
- g) Air Quality
- h) Pre-Commencement Conditions

- a) Principle of Development

The application site is located within a Core Employment Area as defined in Policy EM2 of the Reading Borough Local Plan (EM2h: Portman Road). Policy EM2 requires proposals not to result in a loss of employment land. This application proposes a second floor extension to provide two additional offices to 42 Portman Road.

Therefore, the principle of the development proposed is acceptable, provided that the policy requirements of the Reading Borough Local Plan are satisfied.

- b) Design & Access

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
- Density and mix
- Scale: height and massing; and
- Architectural detail and materials

As existing 42 Portman Road is a purpose-built office block that at ground floor and first floor level is being converted to 16 residential flats following prior approval application 200693/OPA. The proposed second floor level retains its office block appearance and in this regard the proposed design is in keeping with the character and appearance of the industrial/commercial area in which it is located.

The design of the second floor extension has been amended during the course of the application due to officer concerns that the design of the second floor (as originally proposed) appeared too heavy in relation to the host building and officers were not convinced that the proposed material is of a high quality which maintains and enhances the character and appearance of the building; instead it was considered a dominant

addition which would be harmful to the character and appearance of the building in a highly prominent location. It was made clear to the agent that the design of the extension was not considered in accordance with Policy CC7 of the Reading Borough Local Plan, but officers invited the submission of revised plans to be considered.

As revised, the proposed upward (second floor) extension would sit directly above the existing building, and the plant room on the roof would be removed along with the telecommunications equipment. The materials would consist of a rain screen cladding system (dark grey colour) and white uPVC casement windows. The footprint of the proposed extension has been reduced from what was originally proposed by introducing a set-back on the front (south) elevation of the second floor to create a longer balcony area, reducing the visual impact of the upward extension on the street scene.

The proposed development is therefore considered in accordance with Policy CC7 of the Reading Borough Local Plan.

In accordance with Policy CC2 of the Reading Borough Local Plan; *“Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. To meet these requirements: (...) All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM ‘Very Good’ standard as a minimum;”*

A BREEAM pre-assessment report has been submitted for this development which states that the scheme achieves an anticipated score of 56.99% which equates to a rate of ‘Very Good’. Therefore, prior development commencing on site, a copy of the Interim BREEAM Certificate will be submitted to and approved by the LPA. This is to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

c) 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 various factors, including (amongst others):

- Privacy and overlooking
- Visual dominance and overbearing effects of development
- Noise and disturbance
- Dust and fumes

Concerns were raised by the Reading Borough Council Environmental Protection Officer regarding harmful levels of noise arising from the development, in accordance with policies EN17 of the Reading Borough Local Plan. Officers agree with the concerns raised by Environmental Protection, with particular regard to the living conditions of the flats (currently being constructed) below the proposed second floor. Therefore, the noise implications as a result of the proposed development have been further considered by officers.

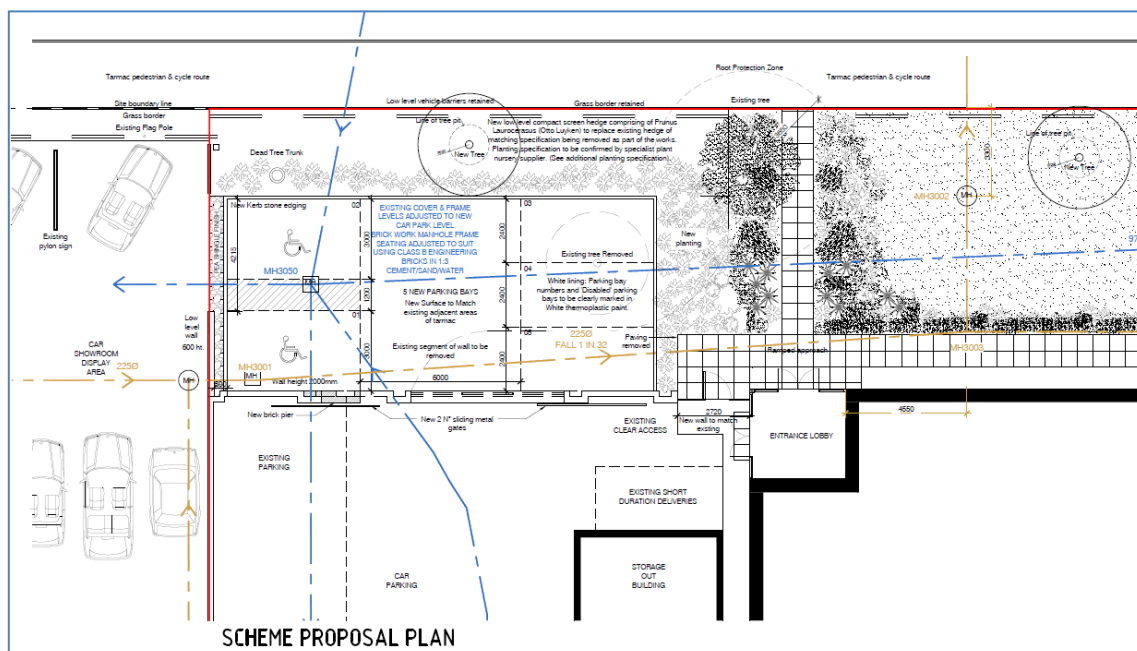
This concern was brought to the attention of the agent and has elected to provide a noise assessment via condition. A pre-commencement condition will be attached to any approval of this application requiring a noise assessment to be carried out in line with the

requirements as discussed above. This assessment will need to be submitted to and approved by the Local Planning Authority prior to the first use of proposed second floor offices at 42 Portman Road. The wording and the implications of the pre-commencement condition have been made clear to the agent, and the pre-commencement condition for an odour assessment has been agreed.

The proposal was further considered against the criteria specified within Policy CC8 of the Reading Borough Local Plan. The proposed development would not harm the amenity of the surrounding area in accordance with Policy CC8 of the Reading Borough Local Plan.

d) Natural Environment

As per the response to this application from the Natural Environment Team; it has been made aware to officers that the landscaping plan approved under application 181934 has not been carried out in accordance with the approved plan by virtue of the loss of a Birch tree, which was to be retained, and the conversion of the entire area east of the entrance lobby at the application site to hard standing (as demonstrated in figure 3).



the Reading Borough Local Plan 2019, and to correct the mistakes made during the works carried out following approval 181934.



Fig 3. Site visit photo taken on 20/05/2022.

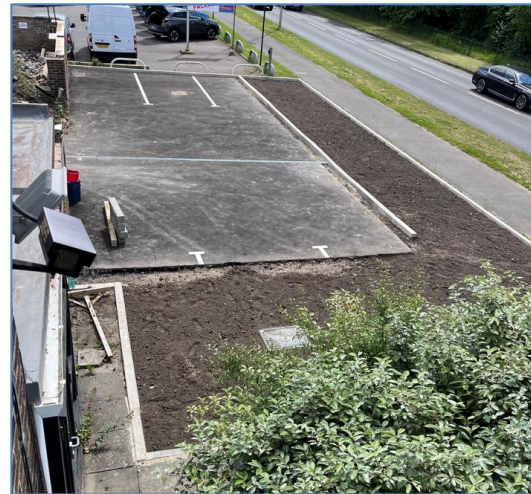


Fig 4. Site visit photo supplied by the agent. Photo taken on 10/06/2022.

With regards to other Natural Environment matters; a green roof is proposed to the second floor roof. The details of the green roof including a section drawing, details of planting species, specification and maintenance will also be provided via condition. The request for these details have been included within the pre-commencement condition for soft landscaping.

e) Transport

Transport Development Control have confirmed that given the scale of the proposed office and the ample parking available at the site, the development is unlikely to result in a material change in character of traffic in the vicinity of the site. Details of cycle parking and refuse and recycling are to be secured via condition.

Commentary was also provided by Transport Development Control concerning the development that had been carried out under application 181934. Transport confirmed that the parking area (as demonstrated in figure 3) has been constructed immediately adjacent to the footway/cycleway without any landscaping across the frontage and there are concerns that vehicles will struggle to enter and exit the two end spaces and may overspill onto the footway/cycleway by bumping up the kerb. It stated that the parking layout will need to be reconfigured to ensure there is a (minimum) 1m gap between the two end spaces and the footway/cycleway, or a verge barrier. This information was passed on to the agent for their consideration, bearing in mind that soft landscaping details will be required for approval.

f) Telecommunications

The merits of the proposed development are considered to outweigh any harmful impact of the loss of telecoms at the site. Whilst the loss of the telecommunications equipment is regrettable, it is not considered reasonable to secure replacement telecommunications equipment within this application or via condition. The industrial area appears to be capable of accommodating telecoms in a different nearby location. In any case it would not be reasonable for the LPA to require the owner to retain telecoms on the roof of their building and the removal is at the owner's discretion.

The applicant was provided with an opportunity to respond to the comments from Cellnex (as detailed in in the “External Consultations” section of this report), setting out the legal position with regards to the telecommunications equipment. It was also remarked that the advice within the NPPF largely relates to dealing with proposals for new telecommunications equipment rather than the removal of telecommunications equipment. This also aligns with Policy OU3 of the Reading Borough Local Plan which refers to new telecommunications development and not the removal of existing equipment.

g) Air Quality

This proposal has been considered against Reading Borough Local Plan policy EN15, as the proposal site is within an Air Quality Management Area (AQMA). As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

h) Pre-Commencement Conditions

All pre-commencement conditions were agreed with the agent in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

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:

- Location Plan As Existing and Proposed - 2205-P104

Received on 02/03/2022

- Ordnance Survey Plan As Existing - 2205-P105

Received on 02/03/2022

- Schedule of Materials

- BREEAM Pre-Assessment Report (dated 27/04/2022)

Received on 27/04/2022

- Elevation - Front As Existing and Proposed - 2205-P101 Rev A
- Elevation - Rear As Existing and Proposed - 2205-P102 Rev A
- Second Floor Plan + Roof Scape Plan - 2205-104 Rev A

Received on 18/05/2022

- Elevation - Side As Existing and Proposed - 2205-P103 Rev B

Received on 09/06/2022

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 Policy CC7 of the Reading Borough Local Plan 2019.

Landscaping Large Scale (To Be Approved)

No development shall commence on site until a comprehensive scheme of 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) Details of the green roof, including a section drawing of the green roof, details of the proposed planting species, specifications and maintenance;
- 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;

The approved 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.

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;

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.

N7: Noise Attenuation Specific Source (To Be Submitted)

No development shall commence on site until a scheme for protecting the occupants of the residents below the proposed offices noise from the office use has been submitted to and been approved in writing by the Local Planning Authority.

All works which form part of the approved scheme shall be completed before any part of the office use is first used or occupied and the approved measures shall thereafter be retained in effective working order.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

SU5: BREEAM Non-Resi - Interim (To Be Approved)

No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

DC6: Cycle Parking (To Be Approved)

Prior to first occupation of the extension hereby approved, a plan showing how 1 cycle parking space can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

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

SU6 BREEAM NON-RESI - POST CONSTRUCTION (TO BE APPROVED)

Prior to first occupation of the extension hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition [INSERT NUMBER].

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.

N2: Mechanical Plant (Noise Assessment Required)

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The extensions 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.

DC7: Refuse and Recycling (To Be Approved)

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter

retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

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.

Pre-Commencement Conditions

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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.

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.

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>