

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 220489/FUL

Address: 34 St Marys Butts, Reading, RG1 2LQ

Proposals: First and second floor rear extension to existing flats. New shopfront to the ground floor and replacement of first and second floor windows and ground floor access door (Amended Description)

Case Officer: Mr David Brett

Applicant: RPS Property Services

Date received (valid from): 31/03/2022

Target Decision date: 26/05/2022, extension of time agreed on decision from 29/07/2022

1. INTRODUCTION

The proposal site is a three-storey middle terraced property located on St Marys Butts. The ground floor consists of a Class E unit, the first floor and second floors consist of recently converted flats (four 1-bed flats) which were granted under prior approval application 211328. The proposal site is located within the St Mary's Butts / Castle Street Conservation Area and is located within the High Street Heritage Action Zone.

Immediately adjacent to the site are the Grade II Listed buildings of nos. 35-37 St Marys Butts and the former cottage (rear of no. 8 Castle Street), in addition all the buildings to the corner with Castle Street are listed.

The building and its neighbour (32 and 34) are directly referred to in the Conservation Area Appraisal (2019) as buildings which negatively impact on the Conservation Area.

The building itself includes a ground floor shopfront/ glazed portion, a small entrance door for the upper floors, and four front facing windows on each of the upper levels. There is also an access door which leads to an alley which accesses the rear of both 32 and 34 between the shop fronts of the buildings.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the following:

- First and second floor rear extensions.
- New shopfront.
- Alterations to fenestration.

Plans considered (plans with double strikethrough denote superseded plans):

- Location Plan - 9063-PL-01
- Extg Plans F & S Floor - 9063-PL-07
- ~~- Proposed Plans F & S Floor Conversion - 9063-PL-07~~
- Proposed Elevations F & S Floor Conversion - 9063-PL-09
- Extg Elevations - 9063-PL-10
- ~~- Planning Statement - 9063-22~~
- ~~- Heritage Statement - 9063-22~~
- Planning Fire Safety Strategy
- Environmental Noise Assessment - 20200911_4703_ENA01.docx
- Ventilation Inspection Checklist
- Building Acoustic Test Reports In Compliance with Building Regulation Approved Document Part E

Received on 31/03/2022

- Condition Survey - Reading HSHAZ Condition Survey
- Planning Statement - 9063-22
- Heritage Statement - 9063-22

Received on 19/04/2022

~~New Shop Front 9063-PL-12~~

- Material Details
- Shopfront Sketch - 34 St Marys Butts Shopfront Sketch

Received on 23/04/2022

- Existing Plans - 9063-PL-08
- Proposed Plans F & S Floor Conversion - 9063-PL-07
- Proposed Elevations GF Alterations -9063-PL-10

Received on 29/04/2022

~~New Shop Front 9063-PL-12~~

Received on 18/07/2022

- New Shop Front - 9063-PL-12 Rev B

Received on 18/07/2022

3. RELEVANT PLANNING HISTORY

010080/FUL - (Retention of) installation of 1.0m satellite antenna wall mounted on rear elevation - Application permitted on 08/11/2001

070146/ADV - 1 X internally illuminated fascia sign, 1 X double-sided internally illuminated projecting sign - Application permitted on 23/01/2008

190364/FUL - Change of Use of first and second floors from A2 (financial services) to C1 (providing four serviced apartments) and of the ground floor from A2 (financial services) to A1 (providing for a coffee shop/café) with changes to the ground floor frontage - Application Permitted on 28/11/2019

201349/FUL - Change of Use of first and second floors from Class E to 4 x flats (C3 use) (2 x 1-bed, 2 x 2-bed) including rear extension, retention of E use class at ground floor and changes to the ground floor frontage. (amended) - Application permitted on 05/03/2021

210556/APC - Application for approval of details reserved by condition. (201349) - Application Closed on 18/06/2021

211328/OPA - Change of use of 1st and 2nd floors from Class E (Commercial, Business and Service) to C3 (dwelling houses) to comprise 4 1-bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (Amended Description). - Application Permitted on 28/10/2021

Officer Note: Permission has been implemented.

211696/FUL - Alterations to rear of ground floor commercial premises to remove strong room and incorporating new door and window openings. - Application Permitted on 12/01/2022

Officer Note: Development has commenced on site as witnessed when the site visit was carried out on 18/05/2022

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Neighbours:

32 St Marys Butts, Reading, RG1 2LS - No response received.
32a St Marys Butts, Reading, RG1 2LS - No response received.
35 St Marys Butts, Reading, RG1 2LS - No response received.
36 St Marys Butts, Reading, RG1 2LS - No response received.
37 St Marys Butts, Reading, RG1 2LS - No response received.

Reading Borough Council, Conservation & Urban Design Officer - Response received on 12/07/2022

- The proposed scheme is considered to have a neutral impact of the adjacent listed building and are an enhancement to the conservation area in which it is located. As such it is recommended for approval.

Reading Borough Council, Transport Development Control - Response received on 15/06/2022

- There are no transport objections to this application subject to securing details of cycle parking in accordance with the Revised Parking Standards and design SPD (2011).
- Construction Method Statement to be secured via pre-commencement condition.

Reading Borough Council, Environmental Protection - Response received on 23/05/2022

- The comments provided to the previous application at the site (application 201349/FUL) are considered applicable to this application.
- Concerns with regards to noise impact on development. Noise mitigation proposed within noise assessment to be secured via condition.
- Concerns with regards to noise transmission between dwellings. Sound insulation informative to be included to any approval.
- Concerns with regards to Air Quality impact - increased exposure / new receptors.
- Details regarding the Construction and Demolition phase is required.
- Details of bin storage to be provided via condition due to vermin issues within the locality.

Reading Conservation Area Advisory Committee - No response 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: Adaptation to Climate Change

- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- CC9: Securing Infrastructure
- EN1: Protection and Enhancement of the Historic Environment
- EN2: Areas of Archaeological Significance
- EN3: Enhancement of Conservation Areas
- EN4: Locally Important Heritage Assets
- EN6: New Development in a Historic Context
- EN15: Air Quality
- EN16: Pollution and Water Resources
- H1: Provision of Housing
- H2: Density and Mix
- H5: Standards for New Housing
- H10: Private and Communal Outdoor Space
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging
- RL1: Network and Hierarchy of Centres
- OU5: Shopfronts and Cash Machines
- CR1: Definition of Central Reading
- CR2: Design in Central Reading
- CR3: Public Realm in Central Reading
- CR6: Living in Central Reading

SPG/SPD

St Mary's Butts / Castle Street Conservation Area Appraisal (March 2008)

Residential Conversions SPD (2013)

Design Guide to Shopfronts SPD (2022)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

Minster Quarter Area: Outline Development Framework (2018)

Reading High Streets Heritage Action Zone

- <https://www.reading.gov.uk/planning/reading-high-streets-heritage-action-zone/>

7. APPRAISAL

7.1 Principle of Development / heritage policy context

The proposed development seeks first and second floor rear extensions, external alterations to the ground floor shopfront, and a reconfigured layout of the first and second floor flats.

In line with Policy EN3 of the Reading Borough Local Plan; development within a Conservation Area should make a *“positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.”* Policy EN3 also give positive consideration to development that removes *“inappropriate additions or alterations to buildings;”*.

The St Mary's Butts / Castle Street Conservation Area Appraisal (March 2008) describes 34 St Mary's Butts as having a negative impact on the historic character and appearance of the Conservation Area. This is due to the poor relation of the building to nearby Listed Buildings and the setting of the Conservation Area. The appraisal document also goes on to say that 34 St Mary's Butts is an example of a development within the Conservation Area that *“display[s] a greater variety of fenestration and wall treatments, detracting from the character and appearance of the Conservation Area”*. It is therefore considered that this application should

seek to enhance the existing building and Conservation Area through the use of quality materials and treatments.

Whilst 34 St Marys Butts is not a listed building, the adjoining property 35 & 37 St Marys Butts is a Grade II Listed Building. Therefore, it is considered appropriate to consider Policy EN1, which states that *“Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings”*. It is important to consider that any alterations taking place at 34 St Marys Butts may harm the setting of the nearby Grade II Listed Building.

The NPPF (2019) states that “Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. The NPPF definition of ‘town centre’ includes land within or adjacent to the main shopping areas and areas predominantly occupied by town centre uses. It also states that “Planning policies and decisions should ... recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

The proposal includes for ongoing commercial use at ground floor (Use Class E) and this would accord with the requirements of Policy RL1: Network and Hierarchy of Centres, which requires that the vitality and viability of Reading’s centres should be maintained and enhanced by encouraging a wide range of uses. In addition, the application site lies within the Minster Quarter Area, the vision for which is as a “distinctive and high-quality, high density, mixed use area within Reading’s Central Core. (...) Development will contribute positively to conserving and enhancing the adjoining conservation areas at St. Mary’s Butts/Castle Street and Russell Street/Castle Hill, and to protecting and enhancing the listed St Mary’s Church and its setting. (...) There will be a mix of residential, office/commercial/retail and leisure/community facilities, built to high densities (...)”.

The intent of the Minster Quarter Area SPD is to revitalise and provide a more pedestrian friendly and welcoming public open spaces in the area, and it is envisaged that any development fronting the public realm would be suitably designed, with all buildings fronting the key space and primary public realm to be an active frontage. This is also supported by the aims of Policies CR2 and OU5.

The residential use at first and second floor level has been established following the implementation of Class MA prior approval 211328. The principle of extensions to these units is acceptable provided that these are designed in accordance with Local Plan policies concerning design, heritage and amenity.

7.2 Design and impact on historic environment

In accordance with Policy CC7 of the Reading Borough Local Plan; “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;
- Density and mix;
- Scale: height and massing; and
- Architectural detail and materials

The Minster Quarter Area Development Framework SPD earmarks the frontage as a ‘Key Frontage around Minster Square’.

The proposed development is also considered against Policy EN3 of the Reading Borough Local Plan, which seeks all development to make a positive contribution and enhance the character of the Conservation Area. Policy CR2 of the Reading Borough Local Plan also required development in Central Reading to be of high quality and respect the form and quality of detailing and materials.

The proposed first and second floor rear extensions are considered similar in size and scale to those approved under application 201349, however, the depth of the rear extensions extends a further 1m to the rear. Despite the additional depth, it is considered that the size, scale and massing of the proposed extensions do not go significantly beyond what was approved under application 201349. The rear extensions are within an enclosed area to the rear of buildings along St Marys Butts and Castle Street and would be largely obscured from the street scene along St Marys Butts, with only limited views of the rear extensions from Hosier Street. The materials proposed to the rear extensions consist of brickwork to match the existing dwelling, with timber windows (painted white).

Policy OU5 of the Reading Borough Local Plan sets out the requirements for new or replacement shopfronts, with new shopfronts within a Conservation Area required to respect or enhance the building or area and respect the key features of the special historic interest. The St Mary's Butts /Castle Street Conservation Area Appraisal (2008) describes 32-34 St Marys Butts as features that have a negative impact on the historic character and appearance of the Conservation Area. The appraisal goes on to say that 34 St Marys Butts poorly relates to neighbouring properties in terms of architectural detailing, and that "should [34 St Marys Butts] come forward for development (not necessarily redevelopment), the opportunity should be taken to reintroduce more traditional frontages in terms of windows, doors, shopfronts, etc and of a scale in keeping with their listed neighbours". Therefore, any enhancements to the façade 34 St Marys Butts are welcomed and encouraged, particularly to the shopfront.

The proposed replacement shopfront has been designed in collaboration with the Reading High Street Heritage Action Zone project. The development proposed consists of a timber framed shopfront (painted anthracite grey), with tiled stallriser (painted crimson red). The proposed shopfront is considered a significant enhancement of the existing shopfront, which consists of an aluminium framed shopfront and doorway, with a tiled section which used to house an ATM. The existing shopfront is not considered to contribute positively to the Conservation Area, this is largely due to the fact that it is not currently in use but is also considered inappropriate when viewed in the context of the traditional timber framed shopfront at 35 to 37 St Marys Butts, which also features a red brick stallriser. The proposed replacement shopfront is considered in accordance with the Design Guide to Shopfronts SPD (2022) and is supported by the Council's Conservation & Urban Design Officer as per the response received to this application.

Overall, the proposed development is considered in accordance with Policies CC7, EN1, EN3 and CR2 of the Reading Borough Local Plan in terms of design and impact on the Conservation Area and nearby Grade II Listed Building. The proposed shopfront is considered an enhancement of the existing façade at 34 St Marys Butts, whilst also making a positive contribution to the Conservation Area and nearby Listed Buildings through an updated and refreshed shopfront which has been designed in collaboration with the High Street Heritage Action Zone project.

7.3 Residential Development in Central Reading

Whilst it is acknowledged that the existing flats were implemented through a successful prior approval application, it is still considered necessary to assess the proposed development to ensure that the standard of accommodation is either maintained or enhanced through this proposal. Policy H8 of the Reading Borough Local Plan states that; "at least 25% of the units formed and, where there are 4 or fewer units at least one unit of accommodation, should be suitable for family occupation with a minimum of two bedrooms". Policy CR6 of the Reading Borough Local Plan also encourages a mix of different sized residential units, with a mix of one-, two-, and three-bedroom units considered ideal.

As existing, the four residential units comply with the space standards as set out in Policy H5 of the Reading Borough Local Plan. The proposed development seeks first and second floor rear extensions and to reconfigure the internal space, this has resulted in increased floorspace to the rear flats at the first and second floor, as well as an increase in bedrooms.

The proposed development adds to the existing mix of units at first and second floor level, with the resultant development consisting of two 1-bed units, and two 2-bed units. This exceeds the

requirement of Policy H5, which seeks development consisting of self-contained flats to consist of at least 25% 2-bed residential units, despite the proposal site being located within Central Reading. The proposed 2-bed units exceed the minimum gross internal floor area and storage requirement of 61m² for 2-bed, three person units. The scheme is therefore considered to improve the standard of accommodation at the site for existing and future residents through increased floorspace for the units to the rear as well as increasing the mix of unit types.

Unit	Existing Floorspace	Proposed Floorspace	Number of bedrooms (Existing)	Number of bedrooms (Proposed)
First Floor Flat (Front)	39m ²	39m ²	1	1
First Floor Flat (Rear)	38m ²	70m ²	1	2
Second Floor Flat (Front)	43m ²	43m ²	1	1
Second Floor Flat (Rear)	37m ²	68m ²	1	2

Therefore, exceptional circumstances are considered to have been appropriately demonstrated for the benefits of the scheme in providing residential units that meet nationally set space standards outweigh the harm lost due to the loss of a single residential unit. The proposed development is therefore considered in accordance with Policies H5 and H7 of the Reading Borough Local Plan.

7.4 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
- Access to sunlight and daylight
- Visual dominance and overbearing effects of development
- Noise and disturbance
- Dust and fumes

Future Occupants

The proposed development has been assessed against Policy CC8 of the Reading Borough Local Plan to ensure that the proposals do not harm the living conditions of future occupants. For example, this could be due to potential noise and disturbance to the residential units at 34 St Marys Butts from the ground floor Class E unit, or from noise transferred from adjoining buildings.

Noise transferred between dwellings and other neighbouring uses has been raised as a concern by the Environmental Protection Team. A noise assessment has been submitted for consideration, which outlines mitigation to ensure that the living conditions of the first and second floor flats are not harmed by neighbouring uses. The recommendations and mitigation proposed within the noise assessment have been agreed by Environmental Protection and will be secured via condition. An informative has also been suggested, stating that the development must be constructed as to achieve the insulation requirements set out in Building Regulations Approved Document E.

For future occupants of the proposed development, Policy H10 states that “Dwellings will be provided with functional private or communal open space (...) flats may be provided with communal outdoor space, balconies and/or roof gardens”. Paragraph 4.4.83 of the Reading Borough Local Plan, however, also states that “Flats in central Reading will not require the same amount of outdoor space as houses in other parts of Reading, and the sites are usually more constrained in any case. This is because often the needs of residents within central Reading can be different to those of the rest of the Borough. Flats in central Reading are less likely to attract families, and the ability to walk to public open space nearby reduces the need for private open space”.

No private amenity space is proposed; however, it is acknowledged that the proposal site is heavily constrained with adequate private outdoor space within the proposal site severing the first and second floor flats not considered achievable. In line with Policy H10, it is acknowledged that the existing flats are within walking distance of public open spaces, and it is considered that the needs of future occupants would not be heavily reliant on private garden space. On balance, the proposed development is considered acceptable.

The general layout and stacking of the proposed flats are considered acceptable, with bathrooms and kitchens to the second floor situated above non-habitable rooms at first floor level. This is with the exception of a bathroom to the second-floor rear flat which is partially above a bedroom serving the first-floor rear flat, which is not considered harmful to the point of refusing the overall scheme. Each habitable room at the development is either served by existing or proposed windows and therefore the level of natural light is considered acceptable in accordance with the requirements of the Residential Conversions SPD and CC8.

Neighbours

No nearby occupiers are considered to be significantly impinged by the proposed development in relation to any amenity consideration. This includes the adjoining properties at 32, 35, 36 and 37 St Mary's Butts.

The proposed first and second floor openings will look out to the rooftops of 35 to 37 St Mary's Butts and the rear of buildings along Castle Street. There would be some limited overlooking to and from rear upper floor windows of properties on Castle Street, but there is sufficient distance between buildings, and such an arrangement would not be unusual within a confined urban site. The outlook from the proposed first floor openings is considered typical of a dense urban area.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.4 Transport

Policy TR3 of the Reading Borough Local Plan aims to ensure that development would not have a detrimental impact during construction and operation on the local road network. The site is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD consisting primarily of retail and commercial office developments, with limited residential. This is the most accessible location by alternative modes.

The proposal includes no parking spaces; however, St Marys Butts and the surrounding road network all have extensive parking restrictions preventing indiscriminate on-street parking. Therefore, the non-provision of parking is deemed acceptable in this particular location, as should any demand exist for vehicle parking, this will be met by the town centre public car parks. The site does benefit from an on-street loading bay on St Marys Butts, which could be used to service the flats and ground floor commercial unit. In this instance it considered that the development would not have a detrimental impact to the highway or transport implications.

The proposal includes provision for cycle storage; however, further details are required to ensure that provision is adequate prior to occupation of the flats. It is considered that a suitable cycle storage provision is achievable at the site, therefore it is considered acceptable to secure the cycle parking details via condition. This is regarding the layout of the cycle stands as well as the type of stands proposed.

Bin storage would be at ground level, accessed from a secure alley between the application site and no. 32 St. Mary's Butts. Policy CC5 of the Reading Borough Local Plan.

It has been confirmed by Transport Development Control that there are no objections to the development, subject to the above requested details provided via condition to any approval. Therefore, the development is considered in accordance with TR4, TR5 and CC5.

7.5 Air Quality

The proposal site is located within the Air Quality Management Area. As per Policy EN15 of the Reading Borough Local Plan; "Development should have regard to the need to improve air quality and reduce the effects of poor air quality. (...) ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused."

A Ventilation Inspection Checklist has been submitted for consideration within this application, which states that mechanical ventilation has been installed to the existing flats. Further information is required, however, of the location of the air intakes to ensure that the ventilation system is appropriate given the context of the residential uses within the AQMA. Therefore, a detailed Air Quality Assessment is required to be submitted and approved by the LPA prior to development commencing on site.

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:

- Location Plan - 9063-PL-01
- Proposed Elevations F & S Floor Conversion - 9063-PL-09

Received on 31/03/2022

- Material Details

Received on 23/04/2022

- Proposed Plans F & S Floor Conversion - 9063-PL-07
- Proposed Elevations GF Alterations - 9063-PL-10

Received on 29/04/2022

- New Shop Front - 9063-PL-12 Rev B

Received on 22/07/2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and unless otherwise agreed in writing with the Local Planning Authority. The doors and openings hereby approved shall be timber framed and use oil-based paint.

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 and EN3 of the Reading Borough Local Plan 2019.

DC6: Cycle Parking (To Be Approved)

No development shall commence on site until a plan showing how 4 cycle parking spaces 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.

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 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 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) A scheme for recycling waste resulting from the construction works.
- f) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- g) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- h) Provisions to be made for the control of noise coming from the site during demolition and construction;

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.

N13: Air Quality Assessment And Mitigation (To Be Submitted)

No development shall commence on site until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

Noise Mitigation

The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Environmental Noise Assessment, Document ref: 20200911_4703_ENA 01.docx, dated 11th September 2020, prepared by Paragon Acoustic Consultants, received 28th September 2020) and retained thereafter.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Odour Assessment

Prior to any use of the ground floor for a cafe an odour assessment will be required. This assessment and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan, to be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required to safeguard the amenity of residents and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019 in the case where a cafe use operates at the ground floor (Class E).

DE2: Parking Permits 1

No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DE3: Parking Permits 2

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area 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.

Condition - Details of bin stores

No dwelling/development hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwellings and shall not be used for any purpose other than bin storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives