

DELEGATED APPLICATION REPORT

Application No.: 210661/OUT

Address: Land adjacent to Mitcham Close

Proposal: Outline planning permission for layout and access for 2 x two storey, 3 bedroom semi-detached dwellings

Case officer: Connie Davis

Extended Target Date: 07/12/22

Site Description and Surrounding Area:

The application site is located at the western end of Mitcham Close, a small residential cul-de-sac. The site is partly vacant land, with a portion of the site (closest to the rear of 33 Millman Road) used as parking. Milman Close comprises of a terrace of 4 properties which have a uniform design comprising of forward projecting garages.

The site is not Listed, nor in a Conservation Area.

Proposal:

Outline Planning permission is sought for 2 x semi-detached properties. Matters to be considered at outline stage are layout and access with appearance, scale and landscaping defined as reserved matters. It is proposed to construct the pair of dwellings adjacent to no. 4 Mitcham Close and one parking space will be provided per dwelling.

Relevant Planning History:

None.

Consultation Responses:

Internal consultees:

Transport - No objection subject to condition

Natural Environment - No objection subject to condition and further details being provided at reserved matters stage

Ecology - No objection subject to condition

Environmental Health Officer - No objection subject to condition

Berkshire Archaeology - No objection subject to condition

External Consultation

The following addresses were formally consulted via letter on 10/06/21:

4 Mitcham Close

31, 33 Milman Road

67, 69 Swainstone Road

In addition, a site notice was displayed between 14th June 2021 - 5th July 2021

Two representations were received stating:

The mature oak tree in our property we do not want removed or damaged. An existing oak tree on the property in question, along with two fir trees were removed under the pretence

of ill trees this was not the case. When work was last done on the land (parking area) our property wall had been damaged as a result of weight from ballast leaning against our property. We were told in planning permission was allowed, our boundary wall would be fixed as part of the work. Is this still the case? Will parking be impacted during the work as we will need 24hr access to our garage?

Officer comment: As the trees in question have been removed, the LPA can comment little on this point. Damage to neighbouring walls/ party walls is not a planning matter, but rather is a civil matter. Should permission be granted, an informative will be included to remind the applicant of the requirement of a Party Wall agreement, if necessary.

If permission is granted, a Construction Method statement will be required to be submitted, approved and adhered to throughout the build. This should detail where building vehicles should park. The LPA are not in receipt of this information at the time of writing, so it would be secured via a pre-commencement condition.

And

In principle we support a 2x3bed development, but anything more would be overdevelopment. There are 2xsycamore trees not shown on the plan which obstruct one of the existing 6 parking spaces. A mature oak on adjoining land to the s/west boundary would be well within influencing distance and roots damaged by any development. Access to the site is only via the gate (not via the current gap in the fencing) adj to no4 Mitcham. Mitcham Close suffers from inconsiderate parking from the large GP practice in Milman Road and by parents of New Christchurch Primary School. Any additional development is likely to make this worse. Building line should align with current 1-4 Mitcham, with spacing from boundary with no 4 Mitcham. A requirement to maintain the current 2 metre fencing to east boundary to no 4 should be maintained.

Officer comment: All applications are assessed on their own merits. The scheme presented to the LPA is for two dwellings so comment on the acceptability of an increase on this number is not a consideration of this application. A larger amount of dwellings will only be assessed should an application be put forward for this. Landscaping and Transport matters will be discussed later in the report. The retention of boundary treatment is a civil matter and there is no indication on the plans that it is to be removed, or who owns the boundary fence. Boundary treatment of up to 2m can be erected without planning permission.

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. Material considerations include relevant policies in the National Planning Policy framework (NPPF, 2021) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making.

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) 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).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (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
- CC9 Securing Infrastructure
- EN2 Areas of Archaeological Significance
- EN8 Undesignated Open Space
- EN12 Biodiversity and the Green Network
- EN14 Trees, Hedges and Woodland
- EN15 Air Quality
- EN16 Pollution and Water Resources
- H1 Provision of Housing
- H2 Density and Mix
- H3 Affordable Housing
- H5 Standards for New Housing
- H10 Private and Communal Outdoor Space
- TR1 Achieving the Transport Strategy
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Guidance/Documents

- SPD - Sustainable Design and Construction (2013)
- SPD - Parking Standards and Design SPD (2011)
- SPD - Affordable Housing Provision (adopted 2021)

Appraisal

Principle of Development

The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The NPPF definition of ‘previously developed land’ excludes private residential gardens.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

The NPPF (2021) paragraph 69(c) states that: LPAs should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.

As such, the proposed development would provide additional dwellings within the Borough, therefore, the principle of the redevelopment of the site for further residential development could be acceptable, subject to other material planning considerations relating to matters such as design, residential amenity, transport and landscaping. This is also given, that the land in question, whilst greenfield, is not designated and nor is it considered of particular merit in terms of its function or appearance within the street scene so as to be resisted under Policy EN8 of the Local Plan.

Therefore, while the proposed site is not 'previously developed land', the principle of redevelopment is considered acceptable subject to other material considerations.

In terms of housing mix, the proposal would provide two family sized dwellings (3 bedroomed) which supports policy H2 which states that where possible, residential development should contribute towards providing family homes.

Design Considerations and Impact on the Character of the Area

Policy CC7: Design and the Public Realm is a strategic policy seeking high standards of design quality in new development. It sets out how various components of development including layout, urban structure and urban grain, and scale, make a positive contribution to their surroundings and respond positively to their local context.

In terms of layout this includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Whilst the proposed dwelling would not form part of the terrace itself, they would be positioned in a comparative layout in terms of building line and the general spacing to the existing terrace. The layout would allow for comparable amenity space and parking arrangement.

The proposal is therefore in accordance with Policy CC7 of the Reading Borough Local Plan (2019).

Impact on Parking/Highways

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. The site is located in Zone 2, Primary Core Area and the parking requirement in this zone 2 spaces per 3-bedroom house.

1no. parking space per dwelling will be provided on a driveway (part undercroft) at the front of the properties. A further unallocated visitor space is available for each property as part of the existing car park arrangements as only 4 spaces are provided for the existing flats at no.31 Milman Road. In principle, this is acceptable however, Transport has requested that a car park management plan be submitted, including full details of how the allocation of the car parking spaces, to ensure that a sufficient level of parking is provided. The parking areas should be constructed in permeable materials so as not to increase the surface water run-off from the site.

The Council's Local Plan was adopted in November 2019 and this includes a requirement at Policy TR5 for each new house to be provided with an electric charging point. This will be secured by condition.

The applicant should be advised that the future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

In accordance with the adopted Parking SPD, the development is required to provide a minimum of 2 cycle parking spaces for each house. Transport require that detailed plans be submitted to confirm that cycle parking provision meets the Council's adopted standards in terms of layout and a condition is included.

The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online.

In principle, there is no transport objection to this application subject to the conditions below and the proposal is considered acceptable in terms of access.

Conditions

- Construction Method Statement (To be submitted)
- Vehicle Parking (As specified)
- Cycle Parking (To be approved)
- Refuse and Recycling (To be approved)
- No Parking Permits to be issued
- Electric Vehicle Charging Points
- Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority.

Impact on Neighbouring Properties and Future Occupiers

Neighbouring Occupiers

Provided the proposal is acceptable in other planning terms, the detailed assessment of the impact on neighbours and future occupiers from the proposed dwellings would be subject to a Reserved Matters application where details of the internal layout would be known.

Policy CC8 seeks to ensure occupiers (existing and proposed) are afforded sufficient levels of amenity. The proposed development would be constructed along the same line as the existing dwellings. It would not project past the rear building so as to obscure rear windows or impact light enjoyed to these neighbours. The closest neighbouring dwelling to the site is no. 4 Mitcham Close. This property has no side windows that would face onto the site, and therefore light and privacy would again not be compromised. However, Class A permitted development rights will be removed so the Local Planning Authority can control any extensions to the dwellings to ensure that this would not adversely affect neighbours and the general layout of the Close.

Whilst proposed plans do not indicate the exact position of windows on either dwelling, given the layout of the pair of dwellings in relation to neighbouring dwellings (ie. following the established building line at front and rear), it is not considered that this would result in an unusual or harmful layout that would compromise privacy for neighbours or result in a harmful level of overlooking.

Future Occupiers

The dwelling would be expected to provide rooms of an adequate size in line with the Department for Communities and Local Government - Technical housing standards - nationally described space standards. Policy H5 (Standards for New Housing) of the Reading Borough Local Plan (2019) states that 'new build housing should be built to the following standards: a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard'. Policy H5 also states that 'ensuring sufficient levels of internal space is essential to the quality of life of residents of the Borough, which is a key element of the vision of the Borough'. The proposed development would have sufficient internal space within the bulk of the building to provide for a 3-bed dwelling and is considered acceptable in this regard.

Policy H10: Private and Communal Outdoor Space sets out that 'Dwellings will be provided with functional private or communal open space... Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.'

H10 also states that 'The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.'

The proposed rear amenity space is appropriately sized, and matches that of the existing adjacent row of terraced properties. It therefore complies with H10.

The proposed development is considered acceptable in relation to the above policies and would not result in any negative effects on amenity of future or existing residents.

Impact on the Natural Environment

Whilst landscaping is reserved, it needs to be established that the layout and access of the development would allow for soft landscaping on site (as part of a reserved matters) and would not result in harm to any existing trees on site.

The submitted Arboricultural Report is sufficient to demonstrate that the proposal is acceptable in relation to adjacent trees. In terms of landscaping, the Arboricultural Report confirms that tree planting is feasible - one on the front of each plot and one in the rear of the eastern plot; with the Tree Protection plan showing species that could be considered. This is sufficient to demonstrate that the site could result in the required net gain in tree number, which is particularly important in this low canopy ward. A condition will be required to secure all landscape and associated details.

As such, the proposal has demonstrated that in terms of layout and access it would be acceptable in relation to existing trees, and in principle there would be sufficient room for landscaping on site (full details of which would be secured at reserved matters stage) is considered acceptable in terms of landscaping subject to conditions.

Environmental Protection Matters

Policy EN16 states that *‘Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.’*

The application site lies adjacent to the site of an historic brick works, which has the potential to have caused contaminated land and the proposed development is a sensitive land use. Therefore a condition will be applied to ensure that future occupants are not put at undue risk from contamination to comply with Policy EN16 of the Reading Borough Local Plan (2019).

Sustainability

Policies CC1, TR5, and H5 of the Reading Borough Local Plan 2019 all include increased standards for sustainable homes. As such, conditions will be attached to ensure the following:

- Proposal will achieve a minimum 19% improvement in the dwelling emission rate over the target emissions rate, as defined in the 2013 Building Regulation (may be superseded by future Building Regulations by construction);
- Proposal to be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3);
- Proposed development to be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations;
- Development will provide a minimum of 1 Electric Vehicle charging point (within the proposed car parking area)

As such, these conditions will ensure the development complies with local policy.

Archaeology

The site is located on an area of archaeological potential. The wider Middle Thames Valley, and these slopes overlooking the River Kennet, are well known for the density, frequency and quality of prehistoric, Roman and Medieval remains. The construction of the proposed new dwelling will include ground works such as soil stripping and the digging of foundation and service trenches which will have the potential to impact on buried remains. This impact can be mitigated by a programme of archaeological monitoring and recording, secured by an appropriately worded condition to comply with Policy EN2 of the Reading Borough Local Plan (2019).

Affordable Housing

The proposal seeks to create two new dwellings and, therefore, a contribution towards off-site affordable housing provision is required as part of the application in accordance with policy H3 and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The applicant has agreed to provide the required contribution towards affordable housing of £44,333.00 which would be secured by way of a Section 106 agreement.

No obligations are required in respect of works to the Highway. The Highway Authority have confirmed that they would not want to adopt the road within the application site. The proposal utilises the existing access point with no changes indicated, and therefore a S38 agreement is also not required.

Community Infrastructure Levy (CIL)

CIL would apply to the proposal.

Conclusion

On the basis of the above, and in light of any other material planning considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant outline planning permission.

RECOMMENDATION: GRANT subject to S106 Legal Agreement

Conditions:

1. The development hereby permitted shall begin before either:-
 - a) the expiration of three years from the date of this permission; or
 - b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

REASON: To prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The external appearance of the development;
 - (c) The landscaping of the site;

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended by the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006).

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

OP.100D - Site Layout and Location Plan

Received 10th June 2021

Topographical Survey

Arboricultural Report prepared by Certhia consulting Ltd dated September 2021

Received 6th September 2021

REASON: As permission is granted in respect of the development as detailed in the approved plans only.

4. Pursuant to the approval of the 'Appearance' reserved matter, no development shall take place above foundation level until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the building and the appearance of the street scene in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. The details submitted in accordance with condition 2 requiring the approval of the landscaping for the site as a reserved matter, shall include:

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

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

6. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance

with a timetable agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

REASON: In the interest of the character and appearance of the new development and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

7. Protective measures, including fencing, ground protection, supervision, and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared by Certhia dated September 2021.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

8. **[Pre-commencement]** 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 (2021 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.

9. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged 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 (2021 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, 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.

10. **[Pre-commencement]** No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how:-

(a) Two electric vehicle charging facility can be provided on site;

(b) No building or use hereby permitted shall be occupied or the use commenced until the electric vehicle charging facility for that building or use has been completed as shown on the approved plan; and

(c) Thereafter the electric vehicle charging facility shall be kept free of obstruction and available for the approved use at all times.

REASON: To encourage travel by low-emissions vehicle in accordance with policies TR5 and EN15 of the Reading Borough Local Plan 2019.

11. [Pre-commencement] No development shall take place until:-

(a) a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR5 of the Reading Borough Local Plan (2019).

12. 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.

13. [Pre-commencement] No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to 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) any footpath closures or road closures needed during construction;

e) wheel washing facilities on site;

f) a scheme for recycling waste resulting from the construction works;

g) a scheme for the control of noise and dust from the development;

h) Provisions to be made for the control of noise coming from the site during demolition and construction;

i) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development.

REASON: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy TR3 of the Reading Borough Local Plan 2019.

14. The dwelling(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) 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 to accord with Policy TR1, TR3, and TR5 of the Reading Borough Local Plan 2019.

15. Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for the development has been provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

REASON: In the interest of the safety and convenience of all highway users in accordance with TR5 of the Reading Local Plan 2019.

16. 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.

17. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

REASON: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policies CC7, CC8 and H8 of the Reading Borough Local Plan 2019.

18. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

19. 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.

20. 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.

21. **[Pre-commencement]** No development shall commence on site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of archaeological potential, particularly for later prehistoric and Roman remains. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2 of the Reading Borough Local Plan (2019).

22. No development shall commence above foundation level until details of biodiversity enhancements, to include four swift bricks or house sparrow terraces built into the walls of the new building and wildlife friendly landscape planting shall be submitted to and approved in writing by the council. The bricks shall thereafter be installed in accordance with the plans and retained for the lifetime of the development.

REASON: To incorporate and enhance biodiversity in and around the development in accordance with Policy EN12 of the Reading Borough Local Plan (2019).

Informatives:

1. 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 extended timescale for the decision to be issued.

2. 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.

3. 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.

4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

5. 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.

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

7. 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.

8. 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:

www.communities.gov.uk/publications/planningandbuilding/partywall

9. 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 (Officer - 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-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Advice-to-

10. You are advised that the development lies adjacent to a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

11. No parking permits will be issued to the properties