

DELEGATED APPLICATION REPORT

App Ref: 211478/FUL

Address: 58 Prospect Street, Caversham

Proposal: Construction of a two-storey detached single family dwelling (C3 use)

Case Officer: Connie Davis

Target Decision date (agreed extension of time): 29/06/22

INTRODUCTION

The application site is located on the Northern side of Oxford Street, on the corner with Prospect Street, Caversham. The site is currently hardstanding materials used for car parking for the HMO at 58 Prospect Street.

Oxford Street is residential comprising of terrace properties with hipped roofs. Prospect Street comprises of commercial units at ground floor with residential at upper floors. To the west of the site is a footpath that leads to Balmore allotments.

The site sits adjacent to the Caversham district centre which comprises of commercial and retail units.

The site is not Listed, nor in a Conservation Area. However, it is located within an Air Quality Management Zone.

PROPOSAL

Planning permission is sought for the erection of a detached, two storey dwelling.

Submitted Plans and Documentation:

20-04 PL-02 Rev A - Existing and Proposed Block Plan
20-04 PL-03 Rev A - Proposed Ground and First Floor Layout
20-04 PL-04 Rev A - Proposed Roof Plan, Street Scene Front, Rear
20-04 PL-05 Rev A - Proposed Front, Rear, Side Elevations
20-04 PL-06 Rev A - Proposed Side Elevations
20-04 PL-07 Rev A - Proposed 3D View
20-04 PL-08 - Sight Line envelope

Received 12th November 2021

Air Quality Statement prepared by Planning Insight dated September 2021

Sustainability Statement prepared by Planning Insight dated September 2021

Received 27th September 2021

Application Form

CIL Form

Planning Statement dated September 2021

Received 7th September 2021

PLANNING HISTORY

150679/FUL - Demolition of existing garage and erection of a detached 4 bedroom dwelling, with associated access and parking - Application Refused for the following reasons:

- The proposed dwelling, by reason of its form and detailed design, would have a detrimental impact on the streetscene, as it fails to respect the prevailing urban grain, architectural styles (for instance eaves and floor levels) and would produce an undesirable and incongruous development of the side garden, whose openness contributes to the character of the street/area.
- Due to the overlooking distances from first and second floor rear bedroom windows to the boundaries of other properties in close proximity, unacceptable overlooking and loss of privacy would occur to the rear garden areas of Nos. 58 and 60 Prospect Street and No.1 Oxford Street, to the detriment of the amenity and enjoyment of these properties. This would therefore result in a cramped form of development, where a 'borrowing' of outlook over other properties' gardens
- The proposal, by reason of its height, massing and proximity to the western boundary of the site, would result in an overbearing effect and loss of light to the rear habitable rooms and garden at No.1 Oxford Street. This overbearing would also enclose and reduce surveillance (and therefore reduce safety and increase the fear of crime) of the adjacent alleyway.
- Absence of an Affordable Housing contribution

CONSULTATIONS

Internal

Transport - No objection, subject to conditions and a S106 agreement to secure £5000 towards the changes to parking restrictions

Natural Environment - No objection, subject to condition

Ecology - No objection, subject to condition

Environmental Health - No objection, subject to conditions

Public

The following addresses were consulted by letter on 23/09/21:

1, 30, 60 Oxford Street
58 Prospect Street
Caversham and District Residents Association (CADRA)

13 representations were received; 11 objections and 2 observations were received which related to the following matters:

- The development would cause overshadowing and overlooking onto neighbouring properties which would result in a loss of privacy
- The proposal will affect parking in the area and increase on street parking

- Will add to noise and disturbance in the area
- There will be issues with access for construction vehicles and how this will impact residents and businesses
- The proposal would take away light from the alley way to the allotments which could invite crime
- Where will refuse bins go
- Where will cars park that use the area of hard standing for parking
- Considers it disingenuous saying the scheme will improve the appearance of the area after cutting down trees and putting hard surfacing over the site
- Loss of light to side windows
- Concern the building would be converted to a HMO
- The proposal will add to existing sewage problems
- Access to allotments would be narrowed, restricting delivery of heavy materials
- Insufficient planting is shown and this is particularly important in light of climate change and issues with air quality
- There is an attractive wall on the corner of Oxford Street which would need to be removed in order to build this new dwelling, this would significantly reduce the attractiveness of the area

Officer comment: These matters will be considered and responded to within the appraisal section of the report

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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

For this Local Planning Authority the development plan is now in one document - the Reading Borough Local Plan (November 2019). The relevant policies are:

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
EN8	Undesignated Open Space
EN12	Biodiversity and the green network
EN14	Trees, hedges and woodlands
EN15	Air Quality
EN16	Pollution and Water Resources
EN18	Flooding and Drainage
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

Relevant Supplementary Planning Documents (SPD) are:

Affordable Housing (2021)
Revised Parking Standards and Design (2011)
Planning Obligations Under Section 106 (2015)
Sustainable Design and Construction (2019)

APPRAISAL

The main matters to be considered are:

- Principle of development
- Design and impact on the surrounding area
- Residential amenity and quality of accommodation
- Private outdoor space
- Transport matters
- The Natural Environment
- Affordable Housing
- Other Matters
- Equalities impact

Principle of development

The development site is located within the urban area of Reading. As established by Local Plan Policy H1, there is a pressing need for additional housing in Reading and the surrounding area. This policy supports the principle of housing development within the borough on land which is not functional floodplain or open space and that which contributes towards social, economic and environmental wellbeing. There is an identified requirement to provide 15,847 dwellings and associated infrastructure over the plan period.

In meeting housing need, 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 in built up areas. The priority for development should be on previously developed land, in particular on vacant, under-utilised and derelict sites. As the site is currently used as hardstanding for parking, it is considered the land is classified as ‘previously developed’ brownfield land and therefore in principle is supported by the NPPF as it would involve the re-using of land.

As such, the principle of residential development is accepted as it reuses brownfield land in an already established residential area.

Design and impact on the surrounding area

Policy CC7 seeks to protect and enhance the character and appearance of the area and require a “*high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.*”

Policy CC7 outlines a number of considerations to ensure development would protect and enhance the character and appearance of the area including:

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials*
- *Character - a place with its own identity and sense of place*
- *Continuity and enclosure*
- *Quality of the public realm and provision of green infrastructure and landscaping*
- *Ease of movement and permeability*
- *Legibility - clear image and easy to understand*
- *Adaptability - capable of adaptation over time*
- *Diversity - meets a wide range of needs.*
- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.*

In addition, the NPPF (para. 64) states: *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.*

The surrounding residential area comprises of terrace properties of general similar scale and appearance. The proposed dwelling is comparable in terms of general scale, height and overall massing to those in the vicinity. Further details of materials can be secured via condition. It is acknowledged that the creation of a dwelling would reduce the openness of this part of Oxford Street. However, the portion of space is not considered to be a defining or overly prominent piece of open space in the current context and therefore is not considered to be a scheme warranting refusal on the basis of Policy EN8.

As such, based on the conclusions of previous reasons for refusal area considered to have been overcome as part of this application. Appeals at the site and efforts from the applicant to address the issues raised, it is considered that the siting, spacing and design of the dwelling is acceptable in relation to policy CC7 of the Reading Borough Local Plan (2019). Previous concerns over a dwelling on the plot having an isolated or cramped appearance are considered to have been overcome.

Residential amenity and quality of accommodation

Policy CC8 seeks to protect the amenity of surrounding occupiers in terms of:

- Privacy and overlooking;

- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety; or
- Wind, where the proposals involve new development of more than 8 storeys.

Policy EN16 seeks to ensure development is not harmful in terms of pollution.

Future occupiers

Policy H5 includes a number of standards for new development. The proposed dwelling would meet internal space standards for a new 3 bedroom, 2 storey dwelling, including bedroom sizes. All habitable rooms would be served by windows and therefore the dwelling would therefore be considered to provide acceptable light levels and outlook for future occupiers.

Existing occupiers

1 Oxford Street

The dwelling would not extend beyond the rear elevation of no. 1 Oxford Street. The development would not encroach a 45 degree light angle from the rear facing window of this neighbouring property. The new dwelling would have 3 ground floor side windows that would face this neighbour. However, views will be obscured due to boundary treatment, and the two sites being separated by a 1.6m footpath that runs between the sites up to Balmore allotments. Two small side facing windows are also proposed at first floor level, however these will not result in a loss of privacy for the neighbour due to not facing onto existing windows. 1a Oxford Street has two ground floor windows that would face onto the application site (across the footpath). Whilst outlook and levels of light to these windows would be reduced by the introduction of built form, it is considered these are secondary windows and therefore rooms would still be provided with an acceptable level of outlook/ light from the primary windows. However, a condition will be attached preventing the installation of any further side windows facing this neighbour without separate planning permission in order to retain privacy for the neighbour.

58 Prospect Street

The proposed dwelling would be 2.8m off the boundary with no. 58 Prospect Street. The single storey 'extension' would protrude past the end of the neighbouring garden by 1.5m. Given this element is single storey, and the two-storey development is set off the site boundary, it is not considered that the development would result in an overbearing of visually dominant scheme from this neighbouring site. Neighbouring windows would also continue to experience a good level of light.

60 Prospect Street

The proposed dwelling would not impact windows on this property to a harmful degree due to the orientation of the site in relation to this neighbour. Windows on the proposed dwelling are of a typical orientation, and although there would be some views into this

neighbouring rear garden, this is considered a typical arrangement in residential areas and would not affect privacy of the amenity space to a substantially harmful degree to warrant refusal of the application. However, Class B permitted development rights will be removed to avoid further high level overlooking without the implications of this being assessed by the LPA. Furthermore, a condition preventing the proposed flat roof being used as a balcony or terrace without permission from the LPA to safeguard neighbour amenity.

Security and surveillance

Several representations have been received raising concern over safety and surveillance of the footpath running adjacent to the site (between the site and 1 Oxford Street) which leads up to Balmore allotments. The alleyway is currently screened with a brick wall on the side of the application site. As such, views onto the alley way are most prominent when standing at the top of the alley, looking down, rather than across the application site. Views up and down the alley will not change as a result of the proposal and so surveillance can still be achieved. It is not considered the alley is monitored across the application site due to the screening, and therefore the introduction of a dwelling on site will not result in a more harmful situation in terms of crime and loss of surveillance.



The proposed development is considered to afford a good level of accommodation for future residents whilst protecting the amenity of existing residents in accordance with policy CC8.

Private outdoor space

Policy H10 states that *“dwellings to be provide with functional private open space ... that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.*

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.”

Although no specific criteria exist, the supporting text of the policy (4.4.87) states *“In the*

past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation, and they provide a useful guide for proposals:

(a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space)."

The size of the proposed amenity space is considered comparable for the purposes of complying with the aims of Policy H10 and would provide sufficient space for recreation, However, a condition will be attached removing Permitted Development rights (Classes A and E) so that all development that could encroach rear garden space can be controlled by the Local Planning Authority.

Transport matters

The application site is close to Caversham centre, bus routes and cycle routes and is in a sustainable location. Oxford Street is within a controlled parking zone with 2 hour public parking limited to Monday to Friday 8am to 8pm only, at all other times permit holders only.

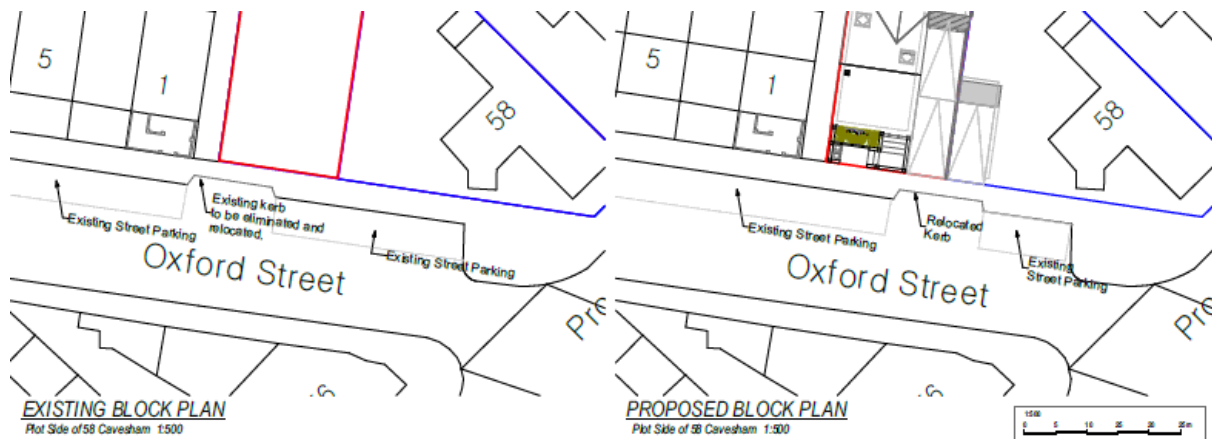
Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. It goes on to say that ensuring the appropriate level of car parking in new developments involves striking a careful balance to ensure that there is not a knock-on effect on the safety and function of the highway and public transport network through on-street parking.

The Council has produced a Parking Standards and Design Supplementary Planning Document (SPD), which includes different standards in four different zones according to the accessibility of those zones. The site is located within Zone 2, Primary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 2 spaces whilst retaining a sufficient level of parking for no. 58 Prospect Street (which the application site currently serves as a car park for).

In respect of parking provision, the development provides a total of 2 parking spaces which complies with Council's adopted parking standards. A further space is provided for no. 58 Prospect street. In principle, the layout is acceptable subject to changes to the existing vehicular access. The boundary wall is reduced to a height of 0.6 metres to allow vehicles exiting the site to see cyclists, vehicles and pedestrians on the main road.

It is indicated that the existing vehicular access will be relocated east of its current position. The access is situated within a designated Resident Permit Holders zone and a permit holders only bay currently runs across the proposed access.

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The proposed widening of the access would require changes to the residents parking and shared use parking bays. The existing dropped kerb will be reinstated to ensure there is no overall loss in on-street parking spaces. The process involves changes to the Traffic Regulation Order (TRO) which will require approval by the Traffic Management Sub Committee (TSUB) and will be subject to statutory consultation. Given TRO's are under separate legislation to the Planning Act there is a possibility they may not be approved. However, any costs associated with the changes to the TRO and on-street signage and markings would have to be paid upfront by the applicant before commencement on site. The costs associated with this process are in the region of £5,000 which should be secured with the S106 agreement.

The applicant should be advised that the future residents of the properties would not be entitled to apply for a residents parking permit (including visitor permits) 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.

The Councils 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. Therefore, provision should be made for electric charging points which can be covered by condition.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 2no. cycle storage spaces should be provided per dwelling. Cycle storage for the dwelling is located in the rear garden area which can be conditioned. In principle this is acceptable storage providing the applicant confirms that side access will be maintained so that bicycles do not need to be transport through the houses. The retention of the side gate will be secured via a condition.

Refuse storage would be provided at the front of the property to enable on-street servicing to occur.

A Construction Method Statement will be required given the significant remodelling of the site proposed within this application. The proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. Before construction starts on site, the applicant must commence the TRO process which will aid the construction process.

Therefore, in principle the proposal is acceptable in relation to Transport matters, subject to a S106 contribution and the following being conditioned:

- Parking as specified
- Vehicular access as specified
- Cycle parking as specified
- Refuse and recycling as specified
- No parking permits to be issued
- Electric Vehicle charging point
- Construction Method Statement (to be submitted)

The Natural Environment

Ecology

The application site comprises a hardstanding car park that is likely to be of very limited ecological value and unlikely to host protected species. There is therefore no objection to this application on ecology grounds.

However, in accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development.

As such, the proposal is considered acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019) subject to the following condition:

Prior to the commencement of works above ground level, details of biodiversity enhancements, to include a minimum of two universal nest bricks built into the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter report from a suitably qualified ecologist with photos of the bricks in situ shall be submitted to and approved in writing by the council.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan (2019).

Trees

The existing vegetation is not acknowledged or plotted, therefore the extent of greenery loss to enable development still cannot be accurately assessed.

One tree and a new hedge are provisioned in the rear garden and, respectively, along the rear boundary, albeit the tree is not acknowledged on **Prop. Roof plan, Street scene front, rear Drg. No. 20-04 PL-04 Rev A 11.11.21** as it should be for consistency. A planting area for smaller sized vegetation is also indicated along the front elevation, which is positive as it improves the street scene. However, no species, size or planting bed details are provided, therefore if and when planning permission is granted these should be secured via a landscape condition.

Looking at recent Google Satellite imagery, it can be seen there is an overwhelming concrete surfacing throughout the site and the relatively restricted frontage greenery, hence, on balance,

the loss of existing vegetation to enable development is acceptable without an accurate assessment - subject to implementation of proposed planting.

In conclusion, the application is supported in terms of trees and landscaping, but planting details will be secured via a pre-commencement condition in line with Policy EN14 of the Reading Borough Local Plan (2019).

Affordable Housing

In accordance with Policy H3 (Affordable Housing) the proposed development, being for 1 additional dwelling, would be liable for an off-site affordable housing contribution equivalent of 10% of the GDV of the development.

The applicant has agreed to provide a policy compliant contribution of £20,083.33. This will be secured via a S106 legal agreement in line with Policy H3 of the Reading Borough Local Plan (2019).

Other Matters

CIL

The proposed development would generate a CIL liability.

Sustainability

Policy H5 requires additional sustainability measures including EV charging points, a 19% dwelling emissions rate improvement, and an improved water efficiency level which will be secured by conditions.

Other Matters raised in representations:

- Will add to noise and disturbance in the area

Officer comment: The proposal will introduce one dwelling to the area. It is not considered that the end users of the site will result in a level of noise/ disturbance dissimilar to that of other residential dwellings. Noise/ disturbance during the build itself can be monitored via the Construction Method Statement (to be submitted) and Environmental Protection legislation.

- Considers it disingenuous saying the scheme will improve the appearance of the area after cutting down trees and putting hard surfacing over the site

Officer comment: Officers can only assess the existing site as it is presented today

- Concern the building would be converted to a HMO

Officer comment: The application has been submitted as a new dwelling for a family house with no indication of a proposed change of use to a HMO. Conversion to a large HMO would require separate planning permission.

- The proposal will add to existing sewage problems

Officer comment: Sewage/ drainage will be confirmed with Building Control/ Thames Water rather than at the Planning stage.

- Access to allotments would be narrowed, restricting delivery of heavy materials

Officer comment: The application site is contained to private land and is not proposed to extend into the alley that serves the allotments.

- There is an attractive wall on the corner of Oxford Street which would need to be removed in order to build this new dwelling, this would significantly reduce the attractiveness of the area

Officer comment: The wall is not Listed, nor in a Conservation Area and therefore could be removed at any time by the owner outside of this planning application. Therefore, this is not considered to be a robust reason to resist the proposal.

Equalities Impact

When determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the 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.

CONCLUSION

As detailed above, the proposal is considered acceptable in relation to national and local level planning policy.

Recommendation: **GRANT** permission subject to a S106 legal agreement to secure affordable housing and £5000 towards changes to the TRO, subject to the following conditions:

All pre-commencement conditions have been agreed with the applicant's agent.

- 1) Time Limit
- 2) Approved Plans
- 3) Materials to be approved
- 4) **[Pre-Commencement]** Landscaping details to be approved
- 5) **[Pre-Commencement]** Construction Method Statement
- 6) Vehicle Parking (As specified)
- 7) Vehicle Access (As specified)
- 8) Cycle Parking (As specified)
- 9) Refuse and Recycling (As specified)
- 10) EV Charging Points

11) No development shall commence above ground level until details of biodiversity enhancements, to include two integral bird or bat bricks on the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

REASON: To incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan (2019).

12) No development shall commence above ground level until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan (2019).

13) The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan (2019).

14) 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), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) 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 Policy CC7 and CC8 of the Reading Borough Local Plan (2019).

15) No side windows on south-eastern side elevation to be installed without separate planning permission

16) 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.

17) 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.

18) 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.

19) Side gate shall be maintained and retained as an access point at all times

20) No parking permits to be issued

21) No use of flat roof

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about Construction
- 4) Encroachment
- 5) Positive and Proactive
- 6) Pre-Commencement Conditions
- 7) S106
- 8) Highways
- 9) Parking Permits
- 10) Access Construction
- 11) CIL