

DELEGATED APPLICATION REPORT

Application No: 211021/FUL

Address: 8 Kelmscott Close

Proposal: Demolition of existing dwelling and erection of a two storey, 5 bedroom dwelling

Extended Target Date: 24/11/21

Case Officer: Connie Davis

INTRODUCTION

The application site is situated on the south-western side of Kelmscott Close. There is an existing 2 storey dwelling on site that is in a dilapidated state and has been vacant for a number of years. The rear of the site slopes significantly and backs onto the Chilterns Escarpment, a major landscape feature as defined in Policy EN13 of the Reading Borough Local Plan.

The surrounding area is residential with detached, brick, hipped roof properties. Properties at the end of the cul-de-sac are located around a mini-roundabout, although dwelling set backs from the road do vary.



Existing site plan with existing dwelling circled. It is screened by vegetation.

The property is not Listed, nor in a Conservation Area however, as mentioned above, the site backs onto the Chiltern Escarpment. A Tree Protection Order is placed on a tree that sits on the boundary with 1 Courtlands (on the side of the neighbour).

PROPOSAL

Full planning permission is sought for the demolition of the existing dwelling and erection of a contemporary 5 bedroom dwelling.

DOCUMENTS/ INFORMATION SUBMITTED

Additional Design Justification

Received 13th October 2021

3648/306 Rev A - Site & Location Plan

3648/305 Rev A - Proposed Site Plan
3648/307 - Site Section
RS/02 - Existing Elevations/ Plans
3648/304 - Proposed Plans
3648/303 Rev A - Proposed Roof Plan
3648/302 - Proposed First Floor Plan
3648/301 Rev A - Proposed Ground Floor Plan
2847-EX-01 - Existing Site and Tree Plan
Preliminary Bat Roost Assessment Ref: R2216/a dated May 2019
Design and Access Statement
CIL Form
Application Form

Received 22nd June 2021

PLANNING HISTORY

210731/FUL - Demolition and replacement contemporary dwelling - Application Closed

200102/FUL - Demolition of existing dwelling and replacement with new - Application Withdrawn

130425/OUT - Outline application for the demolition of existing dwelling and garage, and erection of two new dwellings with associated garages (layout and access only) - Application Withdrawn

CONSULTATIONS

Internal Consultees

Transport - No objections subject to conditions

Ecology - No objections subject to conditions

Natural Environment - No objections subject to conditions

Berkshire Archaeology - No objection, subject to conditions

Ecology - No objections

Thames Water - No objections

External Consultation

The following addresses were formally notified of the application in writing on 25/06/21:

3, 7, 9 Kelmscott Close
7, 9 Grass Hill
1, 2 Courtlands
107c Upper Woodcote Road

8 representations were received; 5 objections, 1 support and 2 observation

Matters raised in the letters of objection:

- Trees were felled in advance of any permission being granted
- Development would impact significant views outlined in Policy EN5
- Request a new tree planting as condition
- Development is not in keeping with the surroundings
- The property would be larger and would have an adverse impact on properties in Courtlands
- Would have impact on the escarpment as the property would be visible for some distance
- Roof line of the proposed dwelling is lower than the original by 0.9m. Given the slope of the site, the dwelling would be more intrusive from the garden of 7 Kelmscott Close
- The dwelling would be out of keeping in terms of its siting and positioning
- Dwelling would overlook the amenity space of no. 9 Kelmscott Close
- This would set a precedent for houses on their plots to take advantage of the view
- Style and finish does not match properties in Kelmscott Close but instead matches those in Grass Hill
- Believe that the intention of the applicant is to achieve substantial views of the escarpment from the glassed rear elevation. However, this cannot be achieved without the felling of trees

Matters raised in the letter of support:

- Look forward to a new home on the site given the current property has been in a poor state for a number of years

Matters raised in the letter of observation:

- Good to see a re-use of the site
- Dwelling would be set further back and would be larger compared to the original, it will impact the privacy of the rear garden of 1 and 2 Courtlands, particularly from the rear balconies
- Design and Access statement states that views from the proposed dwelling on to properties at Courtlands would be screened by a large cedar tree, which is not the case

LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

The application has been assessed against the following policies:

National Planning Policy Framework (2021)

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
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
EN2: Areas of Archaeological Significance
EN5: Protection of Significant Views with Heritage Interest
EN12: Biodiversity and the Green Network
EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
EN14: Trees, Hedges and Woodland

Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Revised Sustainable Design and Construction (2019)
- Planning Obligations Under S106, April (2015)
- Affordable Housing Supplementary Planning Document (2021)
- Reading Borough Council Tree Strategy (2020)

APPRAISAL

The main issues for consideration are:

- Principle of Development
- Design and impact on the character of the area
- Impact on the Historic Environment
- Impact on Existing and Future occupiers
- Amenity Space
- Transport Matters
- The Natural Environment
- Sustainability
- Affordable Housing, S106 and CIL obligations

a) **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 in built up areas.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. The site is currently in use for residential purposes, as such the principle of development on site is established and accepted. The existing dwelling is in a dilapidated state with limited architectural or historical significance. As such, the principle of its demolition is also accepted.

As such, the principle of replacing a dwelling with a dwelling in pure land use terms is considered acceptable and it would continue to contribute to the provision of family housing in accordance with Policy H1 which seeks for the provision of an additional 689 new homes per year between 2013 - 2036. However, this is subject to other material planning considerations such as matters relating to design, residential amenity, transport and landscaping.

b) **Design and impact on the character of the area**

Policy CC7 (Design and the Public Realm) states: 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.

When considering the components of good design, it is important that the development relates to its surrounding context and identity of the locality, as noted in the National Design Guide. Furthermore, the NPPF (para 126) sets out that good design is a key aspect of sustainable development. The National Design Guide identifies 10 key components for good design and of particular note is the characteristic of ‘Context’ and it states that “*well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It should enhance positive qualities and improve negative ones.*”

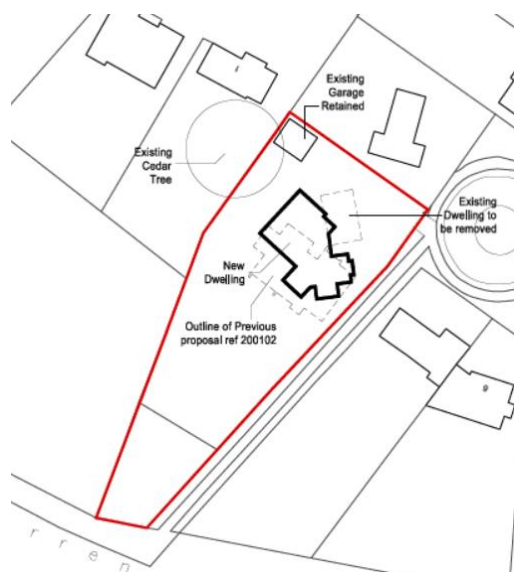
The prevailing character of Kelmscott Close are large detached properties with hipped roofs. Gapping between dwellings is varied, with some closer relationships than others. The proposed dwelling would have a partial hipped roof; more so on the front and rear elevations. There will be elements of flat roof with pitched on the side elevations. Whilst it is realised the new dwelling would be a contrast to the more traditional dwellings elsewhere in the road, the dwelling is considered to encompass architectural cues from properties in the vicinity which would be used in a modern twist, such as the roof form. The design of properties in the road is not protected, nor is the site listed or in a conservation area where uniformity in design is supported by policy or guidance. There is indication the dwelling would be finished in brick, render and cladding. Further details on the proposed materials would be secured by way of a pre-commencement condition to ensure some integration with the surrounding built form.



Proposed elevations

Within neighbour representations, concern was raised over the scale and positioning of the proposed dwelling when compared to the existing dwelling on site. With regards to scale, it is noted that the dwelling would be larger than those in the vicinity. However, the property is considered to sit comfortably within the plot, providing gapping with existing neighbouring dwellings. Dwellings are of varying sizes, with no complete uniformity being present in terms of overall scale. The existing dwelling, in comparison, had a much smaller footprint than surrounding dwellings and therefore as existing, already display differences with the remainder of the road in some respect. Given the existing property is in a dilapidated state, the introduction of the new dwelling on site would also add interest and improve the visual appearance of the road.

With regards to siting and positioning within the street scene, an element of the dwelling would face the street; the previously withdrawn application saw the dwelling at a right angle, with no distinct frontage facing the street, and therefore not respecting the 'clockface' arrangement around the mini roundabout as mentioned in neighbouring comments. Due to the orientation and angle of the proposed dwelling, a bulk of the development would be orientated away from the street, meaning when viewed from the road, the property would not be considered overly intrusive or overbearing in comparison to its surroundings. The dwelling would be set further back from the existing dwelling on site although surrounding properties do not demonstrate complete uniformity in their arrangement. As such, in design terms, the proposed siting and scale is considered acceptable.



Proposed site plan - the proposed dwelling would be angled so the full width of the property would not front the street scene

Impact on the Historic Environment

Significant views with a Historic Interest

The site is located within two of the protected view cones within Policy EN5 of the Reading Borough Local Plan (2019). The policy states that *'new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance'*. View 1 is from McIlroy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment and View 3 is view upstream from Caversham Bridge. Within an objection, there were concerns were raised over the siting, bulking and visibility of the new dwelling and the impact this would have on the protected view and the Major Landscape Feature. It must be recognised that the proposed scheme relates to a single replacement dwelling. The height of the new dwelling would be maximum 7.5m; this is the only marginally higher than the existing dwelling on site. As such, in terms of vertical protrusion, the situation remains similar (albeit there would be more roof form). The dwelling would be of an overall bigger scale in terms of width but this would be considered to have limited long distance views and would not be overly dissimilar to other residential dwellings facing the escarpment. Following careful assessment, Officers do not consider that the proposal would fundamentally harm or alter any existing views, and therefore meet the main aims of the policy. As such, the proposal is considered, on balance, acceptable in relation to Policy EN5 of the Reading Borough Local Plan (2019).

Archaeology

The application site lies in an area of high archaeological potential by virtue of its location on a gravel terrace of the River Thames. The Middle Thames Valley is well known for the density, frequency and quality of prehistoric, Roman and Saxon remains. Close to this property, finds spots of prehistoric material have been recorded at No. 1 Kelmscott Close,

No. 7 Grass Hill and The Warren, while Late Bronze Age (1,000 - 800 BC) occupation deposits and finds have been excavated and recorded at No. 19 St Peter's Hill, just 200m to the north-east of this property. These finds are under-representative of the archaeology of this part of Caversham, which was largely built without any archaeological observations of recording. There is concern the development could impact buried remains, however a suitable pre-commencement condition will ensure that any harm to such remains can be mitigated by a programme of archaeological monitoring and recording. As such, the proposal is considered acceptable in relation to Policy EN2 of the Reading Borough Local Plan (2019).

c) Impact on Existing and Future Occupiers

***Policy CC8 (Safeguarding Amenity)** is concerned with preventing significant detrimental impact to the living environment of existing or new residential properties, including in terms of privacy and overlooking, loss of daylight and visual dominance, amongst other impacts.*

Existing Occupiers

The neighbouring properties potentially most affected by the development are nos 7 and 9 Kelmscott Close either side of the proposed dwelling. No residential dwelling are located directly at the rear of the site due to escarpment, however properties are located to the north-west at Courtlands.

No 7 Kelmscott Close

The proposed dwelling would be set off this neighbouring dwelling by 10m. It would extend past the rear projection of the neighbouring property by approximately 5m, however this would not be a levelled elevation that would surpass the neighbouring property. This neighbour had concerns that due to the topography the dwelling and its roof form would be more intrusive in the rear garden of this neighbouring property. This neighbouring property has an extensive rear garden and the maximum height of the new dwelling would remain similar, particularly on the elevation with this neighbour. Whilst the separation distance between properties would be less, a sufficient gap would still remain so as to not result in harmful loss of light, experience a loss of light or privacy, nor would the development be considered overbearing to the garden space to a harmful degree, given the projection past the neighbouring rear elevation and due to the large size of the neighbouring garden. A condition would be included to prevent any further side windows on the side elevation facing this neighbor in the interests of neighbouring amenity; presently a utility room window would face the neighbor but this is not considered a habitable room where a harmful level of overlooking would take place from.

No 9 Kelmscott Close

The new dwelling would be located 15m away from the side elevation of 9 Kelmscott Close. Windows would not face directly onto one another. This is considered a sufficient distance

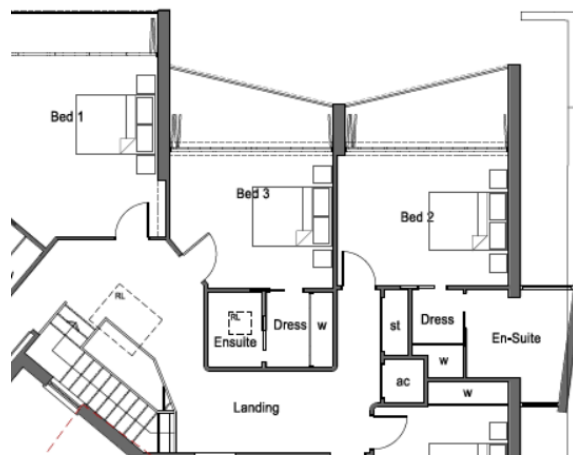
for the neighbor to retain privacy, light levels, and not be subject to visual dominance from the development.

Properties at Courtlands (nos. 1 and 2)

The dwelling would be located 9m off the boundary with no. 1 Courtlands with the two properties being physically separated by over 18m and so it is considered the neighbor would not experience a harmful loss of light. By virtue, no. 2, located beyond no.1, would also be considered to be situated a suitable distance from the development so as not to result in a loss of light or be subject to visual dominance.

Three side windows are proposed that would face onto no. 1. However, these are at ground level rather than first floor and so would not be considered to result in a sufficient loss of privacy.

There were concerns raised by the occupiers of nos 1 and 2 over the high-level balconies and it was considered this would reduce their privacy. Due to the orientation of the proposed dwelling, with balconies facing the rear rather than side, it is considered that views into the neighbouring garden would be limited and not sufficient grounds to warrant refusal of the application. In residential areas, there is often a degree of overlooking into neighbouring gardens from upper floor windows. It is not considered this relationship would be substantially more harmful than other arrangements in the vicinity. Furthermore, the balcony has an extended wall on the side elevation preventing overlooking to the side, which again would help minimize risk of overlooking.



Proposed balconies from the bedrooms showing their orientation away from neighbouring properties at Courtlands

Future Occupiers

The development would exceed the minimum space standards for a 5-bedroom dwelling. The minimum for a 5-bedroom, 2 storey dwelling is 128 sqm. The floor area of the property surpasses this and so therefore is considered to provide a sufficient amount of space for future occupiers.

Bedrooms also surpass required space standards. The proposal would contribute to the provision of family housing in accordance with Policies H1 and H5 of the Reading Borough Local Plan. The property would be considered to receive acceptable light levels with windows being provided for all habitable rooms.

As such, the proposal is considered acceptable in existing and future occupiers in terms of Policies CC8 and H5 of the Reading Borough Local Plan (2019).

d) Amenity Space

A large amenity space will be provided for the new dwelling, comparable to other in the vicinity in line with Policy H10 of the Reading Borough Local Plan (2019).

e) Transport Matters

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 2 off road parking spaces for 3+ bedroom dwelling.

The existing garage and access from Kelmscott Close is to be retained, in addition to this 2 parking spaces will be provided on the driveway, there is sufficient space to allow vehicles to enter and exit in a forward gear. Water run-off from private property onto the public highway is not permitted, therefore the driveway should be constructed of permeable material.

There is a grass verge outside the property, this is part of the public highway and any alterations to this or the existing access would require a license from the Highway Department.

The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. 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 via condition.

In accordance with the Council's Parking Standards and Design SPD, a 3+ bedroom dwelling should be provided with 2 secure cycle storage spaces, the submitted Design and Access Statement states that cycle storage will be provided within the existing garage.

The proposal is deemed acceptable in relation to Transport matters subject to the following conditions:

- Hours of construction/ demolition
- Vehicle parking (as specified)
- Refuse and Recycling (as specified)
- EV Charging Points

Subject to conditions, the proposal is considered acceptable in relation to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

f) The Natural Environment

i) Trees

Policy EN14 (Trees, Hedges and Woodland) states that: *New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.*

The rear (south) of the site is part of the Warren Escarpment, designated in the Tree Strategy as an area with high treescape value, therefore tree retention and planting following development is important.

The existing trees plan is outdated, as it has been confirmed since previous planning application on this site that a number of trees have been removed - the area immediate to the proposed development's footprint (front of the site) has been cleared of trees. Concern was raised by neighbours that trees had been felled in advance of planning permission. Whilst regrettable, the trees were not protected by way of a TPO or the site being in a Conservation Area, this matter is outside of the control of the planning process and also this application.

The proposed site plan show one shed on the western boundary which will be removed and indicate the extent of temporary fencing around the Cedar tree's presumed Root Protection Area. The tree should be accurately plotted as per BS: 5837 (2012). The temporary tree protection fencing must be located on the plan with reference to the above calculated RPA - with clear indications of these specifications as to avoid any confusion during its installation. A brief demolition method statement is also necessary to demonstrate removal of the western boundary shed without affecting the TPO Cedar tree. The location of the rear temporary fencing (protecting the rear garden trees) also needs to be more specific as to the distance to said trees. This information can be secured via condition.

A large Cherry tree is growing on the grass verge on the front of the property. Construction site operations or logistics (parking, materials storage or delivery) could have a detrimental impact to this street tree if proper considerations are not taken. An informative will be included to make the applicant/agent aware about the necessary precautions.

The application provisions shrub or hedge planting along the boundaries to enhance privacy screening. However, said planting is not sufficient to balance the proposed development, therefore tree planting is necessary to demonstrate landscape principles. As the space on the frontage (boundary with no. 7) and the rear garden allow tree planting in principle, this can be secured via condition and addresses the comment raised in the public consultation period that additional planting on site should be provided.

Some tree protection and tree planting details are lacking but, on balance, the application demonstrates trees and landscaping principles are attainable, therefore said details can be secured via pre-commencement conditions in line with Policy EN14 of the Reading Borough Local Plan (2019).

ii) Ecology/Biodiversity

Policy EN12 states that: *‘on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible’*. The Reading Borough Council’s Ecologist was consulted on the application.

A preliminary bat survey was carried out which concluded that the property is unlikely to host bats. As such, there is no objection to the principle of demolishing the existing property on Ecology grounds.

However given the requirements of Policy EN12 to provide biodiversity net gain, biodiversity enhancements should be incorporated into the development to ensure that the site is enhanced for wildlife. This will be secured via condition requiring universal nest bricks and wildlife friendly landscaping to be incorporated into the proposal.

The proposal is therefore considered acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019) subject to conditions.

g) Sustainability

The sustainability credentials of the scheme are noted in the Design and Access Statement which are positive and include the use of good building standards to maximise natural lighting, reduce water consumption and A-rated appliances and A-rated double-glazed windows. In line with Policies H5, CC2 and CC3, the following sustainability measures will be secured via condition to comply with sustainability policies:

- Higher water efficiency standards of 110 litres per person per day; and
- A 19% improvement over building regulations energy requirements

These will be secured via condition.

h) Affordable Housing, S106 and Community Infrastructure Levy (CIL)

Policy H3 does not require an Affordable Housing contribution to be provided where a single dwelling is being replaced with a single dwelling.

A Community Infrastructure Levy (CIL) would apply at a rate of £156.71 per sqm.

Other Matters raised in representations (that were not discussed in the report)

- This would set a precedent for houses on their plots to take advantage of the view

Officer comment: All applications are assessed on a case by case basis against planning policy.

- Believe that the intention of the applicant is to achieve substantial views of the escarpment from the glassed rear elevation. However, this cannot be achieved without the felling of trees

Officer comment: No additional felling of trees are proposed under this application and Officers cannot assume that felling of trees will/ want to be carried out. Unless trees are protected, they can be removed at any point in time outside of the planning process. For more information or to discuss the status of the trees on site, please contact the Reading Borough Council Natural Environment Officer.

- Design and Access statement states that views from the proposed dwelling on to properties at Courtlands would be screened by a large cedar tree, which is not the case

Officer comment: Officers are mindful that vegetation cannot be relied upon to provide screening for otherwise unacceptable development. The proposal has been assessed in relation to neighbouring amenity without the assumption the tree would provide screening as the longevity of the tree cannot be guaranteed. The proposal was found acceptable in relation to neighbouring amenity (including properties at Courtlands) as discussed earlier in the report.

CONCLUSION

GRANT permission subject to the following conditions and informatives:

All pre-commencement conditions have been agreed by the applicant

1. Time Limit
2. Approved Plans
3. Material details - to be submitted
4. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a. Hard surfacing materials
 - b. 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;
 - c. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
 - d. 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.

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

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

6. No development shall take place within the site, including demolition, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

To ensure that any archaeological remains within the site are adequately investigated and recorded so as to advance our understanding of their significance in accordance with national and local plan policy and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2 of the Reading Borough Local Plan (2019)

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

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

8. Hours of Construction

9. Vehicle parking as specified
10. Refuse and Recycling as specified
11. EV Charging Points
12. SAP - As Built
13. No additional side windows
14. No development shall commence beyond foundation level until details of biodiversity enhancements, to include a minimum of four 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.

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

Informatives

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Highways
6. Do not damage the verge
7. The development may require a build over agreement. Please contact Thames Water for more details: <https://www.thameswater.co.uk/help/home-improvements/building-near-pipes>
8. CIL
9. Pre-commencement conditions
10. Positive and Proactive



Site Photographs