

DELEGATED APPLICATION REPORT

Ward: Mapledurham

App Ref: 211916/FUL

Address: High Ridge, Upper Warren Avenue, Reading, RG4 7ED

Proposals: Erection of a replacement dwelling with associated parking and landscaping

Case Officer: Mr David Brett

Applicant: Bartlett

Date received (valid from): 26/11/2021

Target Decision date: 01/04/2022, extension of time agreed on decision from 21/01/2022

1. INTRODUCTION

The proposal site a detached dwelling located on Upper Warren Avenue. The surrounding area is considered predominantly residential with a mix of large two storey detached dwellings with generously sized plots. The existing dwelling house at High Ridge is set back from the highway, with a large driveway and rear garden. 'Four Corners' is directly west of the proposal site and is a Grade II Listed Building.



Fig 1. Existing front elevation. Site photo taken on 06/01/2022.



Fig 2. Existing rear elevation. Site photo taken on 06/01/2022.

A site visit was undertaken by the case officer on 06/01/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing dwelling, to allow for the erection of a new two storey replacement dwelling with a contemporary design. A detached 3 bay garage and store is also proposed, along with a 2 bay car port. The scheme has been revised from previous approval 201331/FUL, which was granted planning permission on 10/02/2021, and a separate application for full planning permission is sought in this instance.

Plans considered:

- Ground Floor Plan - 3685/251 Rev A
- First Floor Plan - 3685/252 Rev A
- Elevations 1 of 2 - 3685/253 Rev A
- Elevations 2 of 2 - 3685/254 Rev A
- Comparison Elevation and Section - 3685/255 Rev A
- Site Plan - 3685/256 Rev A
- Comparison Plan - 3685/257 Rev A
- Block and Location Plan - 3685/258 Rev A
- Roof Plan - 3685/259 Rev A
- Garage Plans - 3685/260 Rev A
- ~~- Basement Floor Plan - 3685/262 Rev A~~
- Designated SAP Calculation - 709258

~~Arboricultural Impact Assessment and Tree Protection Strategy - MW.20.0613.AIA Rev B~~

- High Ridge, Upper Warren Avenue, Caversham Ecological Report - TT3013

Received on 26/11/2021

- Existing Floor Plan - 3685/101
- Existing Elevations - 3685/102

Received on 10/12/2021

- Garage Elevations - 3685/261 Rev A

Received on 04/01/2022

- Profile Comparison - 3685/FP01
- Profile Comparison - 3685/PC02

~~CIL Calculations - 3685/263~~

- Proposed Material Schedule

Received on 13/01/2022

~~Arboricultural Impact Assessment and Tree Protection Strategy - MW.20.0613.AIA Rev B~~

~~Light Fixture Details - 05-9204-34-B8~~

~~Arbtech - Ecological Mitigation and Enhancement Plan - Issue 2 (27/01/2022)~~

Received on 27/01/2022

~~Construction Method Plan - 3685/302~~

~~Proposed Landscape Plan - 3685/301 Rev B~~

Received on 28/01/2022

- Construction Method Statement
- Proposed Landscape Plan - 3685/301 Rev C

Received on 01/02/2022

- Light Fixture Details - Ansell, Amenity - Beam AC LED (ABEAMLED)
- ABEAMLED - Data Sheet
- Arbtech - Ecological Mitigation and Enhancement Plan - Issue 2 (08/02/2022)

~~Proposed Landscape Plan - 3685/301 Rev D~~

Received on 09/02/2022

- Construction Method Plan - 3685/302 Rev A

Received on 10/02/2022

~~Arboricultural Impact Assessment and Tree Protection Strategy - MW.20.0613.AIA Rev D~~

- Proposed Landscape Plan - 3685/301 Rev E

Received on 25/02/2022

- Arboricultural Impact Assessment and Tree Protection Strategy - MW.20.0613.AIA Rev E

Received on 25/02/2022

~~Proposed Landscape Plan - 3685/301 Rev F~~

Received on 02/03/2022

~~Proposed Landscape Plan - 3685/301 Rev G~~

Received on 11/03/2022

~~Proposed Landscape Plan - 3685/301 Rev H~~

Received on 18/03/2022

- Proposed Landscape Plan - 3685/301 Rev J

Received on 21/03/2022

- CIL Calculations - 3685/263 Rev A
Received on 25/03/2022

- Basement Floor Plan - 3685/262 Rev B
Received on 28/03/2022

- Sky Garden Sedum Blanket - SGSB01
- Sky Garden Sedum Blanket - SGSBS01
- Sedum Blanket System - Q37 Details
Received on 31/03/2022

3. RELEVANT PLANNING HISTORY

120714/FUL - Side/rear extensions at ground floor and lower ground floor levels, external alterations with new rear balcony and new car parking area - Application Permitted on 18/12/2012

121783/FUL - Two storey rear extension, lower level infill extension, extension at first floor level with covered balcony, new garage and link extension, with associated car parking. - Application Permitted on 21/12/2012

130143/APC - Discharge of conditions 3 and 4 of planning permission 12/01636/FUL. - Conditions Discharged on 12/04/2013

130366/FUL - Two-storey side extension - Application Permitted on 29/05/2013

201331/FUL - Erection of a replacement dwelling with associated parking and landscaping - Application Permitted on 10/02/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

32 Upper Warren Avenue, Caversham, Reading, RG4 7EJ - No response received.
34 Upper Warren Avenue, Caversham, Reading, RG4 7EJ - No response received.
Pantiles, Upper Warren Avenue, Caversham, Reading, RG4 7ED - No response received.
Four Corners, Upper Warren Avenue, Caversham, Reading, RG4 7EB - No response received.

A site notice was erected on 14/12/2021 for a period of 21 days, expiring on 05/01/2022. The following response was received to the consultation.

Caversham and District Residents Association - Response received on 27/01/2022 (summary of comments)

- *Although High Ridge itself is not in the St Peter's Conservation Area, its garden and site forms part of the Warren Escarpment, which landscape is referenced in the RBC St Peters Conservation Area Appraisal.*
- *RBC Local Plan Policy EN5 notes a requirement where possible that new development should not harm and if possible, should make a positive contribution to views of acknowledged historical significance. Views meriting special protection include the relevant views.*
 - o *1. from McIlroy Park towards the Chilterns escarpment, and*
 - o *3. View upstream from Caversham Bridge.*
- *Regarding the High Ridge site, consideration should be given to supplementary tree planting, particularly at the top of the sloping part of the site which will maintain tree cover should mature trees reach end of life, and also a replacement plan for any trees which fall naturally.*

4.2 Internal consultees

Reading Borough Council, Environmental Protection - Response received on 14/12/2021.

- No objection.

Reading Borough Council, Ecology - Responses received on 07/02/2022, 18/03/2022, 21/03/2022, 22/03/2022. The comments received are summarised as follows.

- No objections to the application ecological grounds subject to conditions for an Environmental Management Plan, a Biodiversity Enhancement Scheme, and Lighting Scheme to be submitted and approved prior to development commencing on site.
- Over the course of the application the agent has submitted the requested information in order to address the comments raised by Ecology to avoid pre-commencement conditions to any approval of this application.

Reading Borough Council, Transport - Responses received on 04/01/2022 and 10/02/2022. The comments received are summarised as follows.

- No objections to the application subject to conditions for a Construction Method Statement to be submitted and approved prior to development commencing on site.
- Details of vehicle parking, access, cycle parking, refuse and recycling storage are agreed and to be secured via condition. EV charging points should be secured via condition prior to first occupation.
- The agent submitted a Construction Method Statement and Construction Method Plan in order to address the comments raised by Transport Development Control to avoid a pre-commencement condition to any approval of this application.

Reading Borough Council, Natural Environment - Responses received on 19/01/2022, 10/02/2022, 21/02/2022, 10/03/2022 and 31/03/2022. The comments received are summarised as follows.

- *The proposal is positive in terms of trees but replacement planting for the removed trees must be secured via condition.*
- No objections to the application subject to condition for a Landscaping Scheme to be submitted and approved prior to development commencing on site. The details within the Arboricultural Impact Assessment and Tree Protection Plan should be secured via condition to any approval of this application.
- The applicant is advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
- The agent submitted a Landscaping Plan in order to address the comments raised by Natural Environment to avoid a pre-commencement condition to any approval of this application.
- The details of the green roof to the detached garage that were submitted on 31/03/2022 are acceptable and should be secured via condition.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 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

H3 Affordable Housing

H5 Standards for New Housing

H10 Private and Communal Outdoor Space

EN1 Protection and Enhancement of the Historic Environment

EN5 Protection of Significant Views With Heritage Interest

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

EN15 Air Quality

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

7. APPRAISAL

7.1 Land use principles and design

The existing dwelling to be demolished is not considered to be of any particular architectural merit. The dwelling is not listed, nor is the proposal site within a Conservation Area. Therefore, the principle of demolishing the existing property is accepted. The dwelling to be demolished is not considered to contribute positively to the street scene or the surrounding area. The existing dwelling is clearly in a state of disrepair having been left unoccupied. As such, there is no in-principle objection to the proposals, subject to all other matters (as discussed below) being satisfactory.

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The replacement dwelling consists of a two-storey dwelling, with basement, and is a significant departure from the existing dwelling in terms of size, scale and appearance. The design of the proposed replacement dwelling is that of a large chalet bungalow when viewed from the front elevation. Two large gables are proposed to the front elevation, along with dormer to the front roof slope, and three roof lights. When viewed from the rear garden the proposed dwelling has the appearance of a larger two storey dwelling due to the sharp sloping of the plot from the highway to the rear boundary.

The layout of the site is considered to appropriately take into account the sharply sloping topography from the highway to the rear of the application site. The proposed replacement dwelling is sited in the same location as the existing dwelling to be demolished. The footprint of the proposed dwelling is significantly larger than the existing dwelling and extends forward towards the highway in relation to the existing dwelling. A two vehicle car port is proposed to the east of the proposal site, with canopy cover from the car park to the main house. A three vehicle detached garage is located to the north of the application site.

The size and scale of the proposed replacement dwelling is considered characteristic of the surrounding area and not an intrusive addition to the street scene. There are several examples of large, detached dwellings along Upper Warren Avenue, all with varying designs and materials. There is no commonality amongst the appearance of the dwellings along Upper Warren Avenue. Due to the large plots, extensive vegetation and protected trees along Upper Warren Avenue, the dwelling houses are largely obscured from the highway. The existing dwelling at High Ridge in particular is heavily obscured from the highway due to the European Lime, Silver Birch and Lawson Cypress trees lining the front of the property. A large Turkey Oak tree to the north east corner of the site also significantly obscures any views of the plot from the highway.

It is noted that the proposal site is located next to 'Four Corners', which is a Grade II Listed Building. Due to the generous sizes of both plots to 'Four Corners' and High Ridge, and the central location of 'Four Corners' within its respective plot, it is considered that the proposed development at High Ridge would not harm the setting of the Grade II Listed Building.

A Proposed Material Schedule has been submitted for the proposed dwelling. These consist of light grey brickwork with matching mortar, Western Red Cedar Timber walls, dark timber cladding, blue/grey Welsh slate roof tiles, and anthracite grey aluminium windows and doors. The combination of the materials proposed is considered acceptable in terms of quality and appearance.

The combination of existing vegetation to the front of the property combined with the proposed detached garage would result in limited views of the replacement dwelling from the highway. There are examples along Upper Warren Avenue, however, of detached garages forward of the principal elevation of the main house. The detached garage in itself is considered of acceptable design, with high quality materials proposed that reflect those proposed to the construction of the proposed main house. The proposed detached garage is also set from the highway by at least 9m, has a maximum height of 5.4m but is set down from the highway by ca 2m.

Overall, the proposed replacement dwelling is not considered to harm the character and appearance of the surrounding area. In accordance with policy CC7 of the Reading Borough Local Plan, the replacement dwelling is considered to respond positively to the local context.

7.2 Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable. As per policy H5 (Standards for New Housing):

- *New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:*
 - o (d). *All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*

It was therefore required that a Sustainability Statement be submitted to support this application to satisfy the aims of policy H5. A Designed SAP Calculation report has been submitted which demonstrates that the proposed development would result in a 24.2% improvement in the dwelling emission rate, exceeding the minimum requirement as outlined in 2013 Building Regulations of 19%. To ensure that the development has achieved the minimum 19% improvement in dwelling emission rate, a condition will be added to any approval of this application to ensure that this target has been achieved prior to first occupation of the

replacement dwelling. The applicant would be required to provide written verification to the Local Planning Authority for approval.

The proposed replacement dwelling also far exceeds the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan. The gross internal floor space of the proposed replacement dwelling is 687m², which is significantly above the minimum space requirement of 134m² for a five bed, eight-person, three storey dwelling. The replacement dwelling will also provide more than adequate built-in storage of greater than 3.5m². It has been demonstrated on the proposed basement plan that the entire space is to be used as storage. Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan.

7.3 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 'Four Corners'. This is due to the significant separation distance from the proposed development to the main house at 'Four Corners' of 28m as measured from the closest points of the proposed dwelling to 'Four Corners'. As a result, there would not be a harmful loss of sunlight, daylight or outlook. High level windows are proposed to the ground floor west elevation, and one high level side facing roof light is proposed to the west facing roof slope of front gable roof. These openings are not considered to result in a loss of privacy to 'Four Corners'.

Turning to the impact of the proposed development on 'Pantiles', to the east of the proposal site; whilst the separation distance from the proposed development to 'Pantiles' is not as significant as the relationship with 'Four Corners', the side elevation to the main house is set from the side boundary to 'Pantiles' by 3m, and from the side elevation to 'Pantiles' by 4.7m. The change in size and scale from the existing dwelling to the proposed dwelling would be significant, the proposed dwelling is not considered harmful to the overall outlook from 'Pantiles' or appear overbearing. Like High Ridge, 'Pantiles' benefits from a south facing rear elevation with an extensive garden providing extensive views of Reading and the River Thames to the south. The proposed development at High Ridge is not considered to significantly compromise the outlook at 'Pantiles'. The proposed development would not result in a harmful loss of light to habitable rooms at Pantiles.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The agent has confirmed that the flat roof area to the rear of the property will be used as a balcony, which will be accessed via the master bedroom. The proposed balcony area is not considered to result in a loss of privacy to neighbouring residents and would not present harmful opportunities of overlooking to the rear of 'Four Corners' or 'Pantiles'. For current and any future occupiers of the host building, the replacement dwelling is considered to significantly improve the standard of accommodation at High Ridge.

Overall, the proposed replacement dwelling is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered necessary however to condition the approval of this application to ensure that harm is not caused to neighbouring properties through alterations that can be achieved under permitted development. This includes restricting the insertion of first floor side facing windows

under permitted development to protect the privacy of 'Pantiles' and 'Four Corners' in accordance with policy CC8.

7.4 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that the proposed replacement dwelling will not represent an unacceptable loss in private outdoor space. The replacement dwelling is considered to allow for a significant amount of private outdoor space in the rear and front garden.

7.5 Trees and Landscaping

During the course of the application the proposed landscaping plan has been revised to suitably address the ongoing maintenance such as watering and re-planting. The details of the proposed landscaping plan have been agreed by the Natural Environment Team. The Arboricultural Method Statement has also been amended during the course of this application to confirm the removal of the existing palisade fence to the front and side of the plot.

The details within the proposed landscaping plan and the arboricultural method statement have been agreed with the Natural Environment Team. The details of the arboricultural information submitted are to be secured via condition. This is 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.

A green roof is proposed to the detached garage above the flat roof store. A section drawing, manufacturer details, specifications and maintenance details have been provided for the green roof and approved by the Natural Environment Team. The details, specifications and maintenance provided for the green roof will be secured via condition. This is to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

7.6 Ecology

The proposed landscaping plan has been amended during the course this application to reflect recommendations made within the submitted Ecological Mitigation and Enhancement Plan (EMEP). This concerns the provision of appropriate downlighting, bird boxes, bat boxes and reptile hibernaculums.

The details of the proposed landscaping plan and EMEP have been agreed by Reading Borough Council's Ecology Consultant. The proposed mitigation and enhancements are therefore in accordance with Policy EN12 of the Reading Borough Local Plan.

7.7 Transport

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). At least five (three in the detached garage and two in the car port) on site vehicle parking spaces have been specified on the plans and meet the related size and access requirements. Conditions has been recommended to secure the onsite vehicle parking spaces and as specified on the plans, as well as the details of cycle parking. The double garage proposed would also provide ample parking for both motor vehicles and bicycles. Another condition was also recommended to secure details of an electric vehicle charging scheme, which in this instance is not considered reasonable or necessary as this condition is only applicable to new dwellings. Whereas this application is for the 1:1 replacement of an existing dwelling, not a new dwelling. Regardless, the proposed garage plan states that there would be an electric charging point within the garage. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

Transport Development Control recommended that a Construction Method Statement be submitted prior to development commencing on site. This is to secure vital details 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 CC8 and TR3 of the Reading Borough Local Plan. A Construction Method Statement has been submitted, with the details approved by Transport Development Control. The details of the Construction Method Statement will be secured via condition to this application. This is in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

7.8 Affordable Housing

As per Policy H3, the replacement of a single dwelling with another single dwelling is exempt from the requirement to provide affordable housing.

7.9 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Basement	-	132	132+
Ground Floor	104	265	161+
First Floor	124	215	91+
Garage	-	75	75+
Total	228	687	459+

The submitted CIL form states that the existing building was last occupied in 2013, meaning the existing floorspace will not be deducted from the liability. Accordingly, on the basis of the 687sqm proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £107,336.88.

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

7.10 Other Matters

It was raised in a response to this application from the Caversham and District Residents Association that Policy EN5 of the Reading Borough Local Plan states that new development should not harm and if possible, should make a positive contribution to views of acknowledged historical significance. Views meriting special protection include the relevant views.

1. from Mcllroy Park towards the Chilterns escarpment, and
3. View upstream from Caversham Bridge.

Regarding the High Ridge site, consideration should be given to supplementary tree planting, particularly at the top of the sloping part of the site which will maintain tree cover should mature trees reach end of life, and also a replacement plan for any trees which fall naturally.

The case officer has viewed the proposal site from the above viewpoints mentioned in Policy EN5 of the Reading Borough Local Plan. The historical views from Mcllroy Park and Caversham Bridge are not considered to be harmed by the development proposed within this application. The proposed landscaping plan demonstrates that the trees of significance to the front and rear of the site are to be retained. It is considered highly unlikely that this proposal would have any meaningful impact on the views from Mcllroy Park and from Caversham Bridge. Therefore, the proposed development is in accordance with Policy EN5 of the Reading Borough Local Plan.



Fig 3. View upstream from Caversham Bridge. Photo taken by case officer on 27/01/2022.



Fig 4. View from McIlroy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment. Photo taken by case officer on 27/01/2022.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

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

Plans considered:

- Ground Floor Plan - 3685/251 Rev A
- First Floor Plan - 3685/252 Rev A
- Elevations 1 of 2 - 3685/253 Rev A
- Elevations 2 of 2 - 3685/254 Rev A
- Comparison Elevation and Section - 3685/255 Rev A
- Site Plan - 3685/256 Rev A
- Comparison Plan - 3685/257 Rev A
- Block and Location Plan - 3685/258 Rev A
- Roof Plan - 3685/259 Rev A
- Garage Plans - 3685/260 Rev A
- Designated SAP Calculation - 709258
- High Ridge, Upper Warren Avenue, Caversham Ecological Report - TT3013

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- Garage Elevations - 3685/261 Rev A

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- Profile Comparison - 3685/FP01
- Profile Comparison - 3685/PC02
- Proposed Material Schedule

Received on 13/01/2022

- Construction Method Statement
- Proposed Landscape Plan - 3685/301 Rev C

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- Light Fixture Details - Ansell, Amenity - Beam AC LED (ABEAMLED)
- ABEAMLED - Data Sheet
- Arbtech - Ecological Mitigation and Enhancement Plan - Issue 2 (08/02/2022)

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- Proposed Landscape Plan - 3685/301 Rev J

Received on 21/03/2022

- Basement Floor Plan - 3685/262 Rev B

Received on 28/03/2022

- Sky Garden Sedum Blanket - SGSB01
- Sky Garden Sedum Blanket - SGSBS01

- Sedum Blanket System - Q37 Details
Received on 31/03/2022

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

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side elevations of the building hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

SU4: SAP Assessment Minor - As Built (To Be Approved)

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.

L7A: Arboricultural Method Statement (As Specified)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement and Tree Protection Plan prepared by Mark Welby Arboricultural Consultant dated 01/03/2022. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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.

L4A: Landscape Implementation (As Specified)

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. 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.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

L4A: Landscape Implementation (As Specified) - Green Roof

The green roof shall be installed as shown on Garage Plans 3685/260 Rev A, in conjunction with the approved build, and in accordance with Sedum Blanket System - Q37 Details, SkyGarden System Data Sheet Sedum Blanket System SGSBS01 and Product Data Sheet Sky Garden Sedum Blanket SGSB01 as received on 31/03/2022. It shall be maintained in accordance with manufacturers recommendations, providing sufficient irrigation to ensure establishment. Any elements of the planting within the green roof that dies within 5 years of installation shall be replaced as soon as practicable in accordance replanting timing recommended by the manufacturer.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

C3: Construction Method Statement (As Specified)

The measures within the approved Construction Method Statement as received on 01/02/2022 and Construction Method Plan - 3685/302 Rev A as received on 10/02/2022 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

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 CC8 and TR3 of the Reading Borough Local Plan 2019.

C1: Hours of Construction/Demolition

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

C4: No Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

DC1: Vehicle Parking (As Specified)

The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

DC3: Vehicular Access (As Specified)

The dwelling hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

DC5: Cycle Parking (As Specified)

The dwelling hereby permitted shall not be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

DC8: Refuse and Recycling (As Specified)

Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

I11: Community Infrastructure Levy (CIL)

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 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-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf