

DELEGATED APPLICATION REPORT - Application No. 201233/FUL

Address: 5 Grass Hill

Proposal: Erection of two 3-bed detached dwellings with associated garaging

Case officer: Matt Burns

Site Description and Surrounding Area

The site is located on Grass Hill in Caversham and formerly contained a single dwelling which was demolished prior to submission of this planning application. The surrounding area consists of residential dwellings of a range of sizes and styles set amongst good tree coverage. The site contains a number of trees several of which are also subject to a Tree Preservation Order. The central area of the site is flat in gradient where the land has been levelled and raised following the demolition of the former dwellings, but the levels slope down steeply to the southern boundary.

The site is located within the Thames Valley Major Landscape Area designated by Policy EN13 of the Reading Borough Local Plan whilst the boundaries of the southern boundary of the site and western frontage with Grass Hill are identified as areas of biodiversity interest (lowland mixed deciduous woodland) as designated by Policy EN12.

Proposal

The application seeks planning permission for the erection of two detached three-bedroom dwellings. The dwellings would be located centrally with the site towards to the northern boundary and would each be served by a garage and private garden amenity space. Both dwellings would be two storey and of contemporary appearance with a mix of mono-pitch and flat zinc roofs and full height aluminium windows and would be finished in a mixture of brick work, timber and zinc cladding. A shared driveway access would be provided from Grass Hill to the west.

Plans Considered

- Drawing no.s 3707/206 - Proposed Roof Plan

Received by the Local Planning Authority on 16th December 2021

- Drawing no. 3707/205 Rev C - Proposed Landscaping Plan
- Drawing no. 3707/204 Rev A - Block and Location Plan
- Drawing no. 3707/203 Rev B - Elevations 1 of 2
- Drawing no. 3707/202 Rev C - First Floor Layout
- Drawing no. 3707/201 Rev C - Ground Floor Layout
- Drawing no. 3707/200 Rev G - Proposed Site Plan

Received by the Local Planning Authority on 1st December 2021

- Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev C dated 05.02.2021

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- Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

- Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021

Received by the Local Planning Authority on 6th May 2021

Relevant Planning History

None.

Consultation Responses

Berkshire Archaeology - No objection subject to a condition to secure implementation of scheme of archaeological work in accordance with written scheme of investigation to be submitted and agreed by the LPA.

RBC Transport - No objection subject to conditions to secure submission and approval of a construction method statement prior to commencement of development and submission and approval of an electric vehicle charging scheme prior to occupation of the dwellings. Further conditions are recommended to secure provision of vehicle parking, access, cycle parking and refuse/recycling facilities as shown on the proposed plans.

RBC Natural Environment - No objection subject to conditions to secure that the development is carried out in accordance with the submitted arboricultural method statement and submission and approval of a detailed scheme of landscaping and boundary treatments prior to commencement of the development.

RBC Environmental Protection - Conditions recommended as per standing advice to secure submission and approval of a scheme for control of noise dust during construction (to form part of CMS), to secure construction of the development in accordance with the Council's standard working hours and that there should be no burning of waste on site.

Ecology - No objection subject to securing the proposed scheme of biodiversity mitigation and enhancement in relation to slow worms.

Public Consultation

No. s 2, 5A, 6, 7, 8, Arctic House and Lime House Grass Hill and no. 3 Courtlands were notified of the application by letter.

1 letter of objection raising the following comments:

- Overlooking and loss of privacy to the south east of the site due to the closeness of plot 2 to the site boundary and two storey form of the dwelling.
- Design is out of keeping with nearby homes
- Existing boundary vegetation should be retained and protected

Caversham and District Residents Association (CADRA) also object to the application raising the following comments:

- Concern that the proximity of the dwelling to existing trees on site will result in increased pressure to prune and loss of tree cover.
- Concern that the proposals and associated tree cover would result in harm to views of the Caversham escarpment from across the Thames (View 1 which is a designated Significant View with Heritage Interest as per Policy H5 of the Reading Borough Local Plan.

3 letters of support raising the following comments:

- Great use of land, the existing site is an eyesore
- The proposals are well thought out in terms of design, trees and wildlife impacts

1 letter of observation raising the following comments:

- Proposals would be a welcome addition to the area
- Concern that the land on the site has been raised following demolition of the former dwelling which would result in privacy concerns from a new development but note that the architect has confirmed that ground level would be reverted back to former level as a part of the proposals.
- Concern that existing trees to the boundary of the site currently provide privacy screening and would not wish for this situation to change

Equality Act

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

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

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

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: 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
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
EN16: POLLUTION AND WATER RESOURCES
H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H3: AFFORDABLE HOUSING
H5: STANDARDS FOR NEW HOUSING
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Guidance

Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011
Affordable Housing SPD 2013
Section 106 Planning Obligations SPD 2013

Appraisal

The main issues to be considered are:

- The principle of the development
- Layout and Design
- Natural Environment
- Amenity
- Sustainability
- Transport
- Affordable Housing

- Archaeology

The principle of the development

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

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

Policy H11 (Development of Private Residential Gardens) requires that new residential development that involves land within the curtilage of private residential gardens will be acceptable where:

- a) It makes a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

The policy goes on to define that private residential garden land includes land where the previous lawful use was for private residential gardens and therefore the policy would apply to the application site despite the former dwelling having already been demolished.

The proposals would also assist in meeting the Council’s housing targets in accordance with Policy H1 (Provision of Housing) in an accessible location in accordance with Policy CC6 (Accessibility and Intensity of Development).

Therefore, the principle of redevelopment could be acceptable providing the criteria outlined in Policies are met together with other material planning considerations.

Layout, Appearance and Design

In addition to the requirements of Policy H11 outlined above Policy CC7 (Design and the Public Realm) seeks that all development proposals are of high design quality which maintains and enhances the character and appearance of the area of Reading in which it is located in terms of layout, landscape, density and mix, scale, height and massing and architectural detail and materials. Policy H10 (Private and Communal Outdoor Space) seeks that the design of outdoor areas respects the size and character of other similar spaces in the vicinity.

Policy EN13 (Major Landscape Features and Areas of Outstanding Natural Beauty) states that planning permission will not be granted for development that would detract from the character or appearance of a Major Landscape Feature. Policy H5 (Protection of Significant Views with Heritage Interest) states that new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.

Existing plot sizes surrounding the site are varied with those plots to the west on the opposite side of Grass Hill are generally larger with those on the same side of Grass Hill as the application site generally being smaller in size. Whilst the proposals seek to subdivide the site to form two plots compared to the single dwelling plot that formerly occupied the site, plot coverage for both proposed dwellings are considered to be reflective of those plots closest to the side east side of Grass Hill and to be in keeping with the grain of development within the locality.

The proposed dwellings would be located north centre of the site facilitating retention of the existing tree and vegetation coverage around the east, south and western site boundaries with only one small tree survey as being of 'low quality' to be removed. Plot 1 would be located closest to Grass Hill but would retained a significantly set back from the road frontage and would respect and not encroach upon the building line formed by existing dwellings either side. Similarly, the siting of the dwellings along the northern boundary of the site would also align with the layout of the no.s 1 to 3 Courtlands to the south east of the site.

Each dwelling would be served by its own private garden amenity which in both cases be nearly double the gross floor area of the two houses and would therefore accord with the size requirements under Policy H10. It is acknowledged that the proposed garden amenity areas contain significant tree coverage but given the large areas proposed as well as sizeable private balcony areas to each of the dwelling's officers are satisfied that the dwellings would be served by adequate usable outdoor private amenity space.

The proposals would share the existing access to the site from Grass Hill. The dwellings would not benefit from a frontage onto Grass Hill and instead would both front onto the new accessway. In this respect the proposals are not considered to be tandem development which Policy H11 seeks to avoid. The application is accompanied by a scheme of hard and soft landscaping principles which include permeable paving to access, grass planting to amenity areas, biodiversity enhancements and hedgerow planting along the northern boundary of the site.

There is a mix of architectural styles found within the surrounding area and the contemporary design proposed together with the use of high-quality materials is considered to be in keeping with this. There is a change in levels across the site and levels also vary within the wider surrounding area such that building heights are also varied. The ridge height of the former property that has been demolished was 67.69 AOD. The proposed ridge height of the new dwelling to plot 1 would be slightly higher at 68.95 AOD where the closest neighbouring dwelling is Lime House to the north which has an eaves height of 69.05 AOD and ridge height of 73.75 AOD. The roof height of the dwelling to plot 1 would be marginally higher than the top of the existing boundary fence line with Lime House. The proposed new dwelling to plot 2 would sit slightly higher than plot 1 with a height of 68.80 AOD but this would also be still be below the ridge height of its closest neighbouring dwelling to the east, no.3 Courtlands, of 72.94 AOD. In

this respect it is considered that the scale and appearance of the proposed dwellings would satisfactorily assimilate with the plot and surrounding landscape.

The proposals would retain the significant tree coverage around the south, east and west boundaries of the site. This together with the modest scale and design of the dwellings compared to surrounding properties it is not considered that the proposals would be detrimental to views from the other side of the Thames within the Major Landscape Area or designated view of heritage significance.

The proposals are considered to accord with the relevant principles of Policy H11 in terms of layout, scale, design and landscaping and Policies CC7, EN13 and H5.

Natural Environment

Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. Policy EN14 (Trees Hedges and Woodlands) states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended with new development to make provision for tree planting within the application site.

Trees

This property is located in The Thames Valley a designated Major Landscape Feature. 5 Grass Hill was a single, low level dwelling located in an elevated position overlooking the Thames Valley and the Thames Promenade. The collective tree cover along the Thames Valley are the dominant landscape feature. Most trees are broadleaf deciduous trees and the occasional Cedars dotted about are more prominent as individuals due to their upright form and coniferous foliage. There are a number of trees to the south and east of the site, several of which are also subject to a Tree Preservation Order. Many of the trees are early mature specimens with potential to grow considerably taller and wider. Of note, a young Cedar (T27) has the potential to grow considerably larger and is located to the south of the easternmost building plot.

An arboricultural method statement has been submitted with the application. The proposed new dwellings would be located outside of the rooting areas of the trees on site however comments from the LPA's natural environment tree officer raised concern that ground works associated the proposed dwelling to plot 2 could potentially interfere with the rooting areas of the trees along the south east boundary of the site. As a result of this the applicant submitted amended plans during the course of the application which have moved the proposed house to plot 2 one metre to the west further away from the closest adjacent trees within the site. Following this amended the natural environment tree officer is satisfied that the proposed dwellings would not interfere with the root protection areas of existing trees on the site.

The natural environment officer also advises that the repositioning of the proposed dwelling in plot 2 further from the south eastern boundary would also reduce potential pressure to prune the existing tree canopies in this location to provide light to the dwelling and its garden amenity

area, albeit that potential pressure to prune can't be eliminated entirely. However, it is accepted that the level of window provision to both dwellings (with full height windows proposed as well as roof lights) together with sizeable private balcony areas will alleviate potential issues with trees blocking light, to a reasonable degree and that following the repositioning of the dwelling further from the trees to the south eastern boundary it would not be reasonable to object to the proposals on this basis alone.

The submitted arboricultural method statement also includes details of how the existing earth/spoil created on site following the demolition of former dwelling will be removed. The natural environment tree officer is satisfied that the method statement suitably demonstrates that spoil removal would be outside the root protection areas of the existing trees on site. Conditions are recommended to ensure the development is carried out in accordance with the submitted arboricultural method statement.

The natural environment tree officer is also satisfied that the landscaping principles proposed with the application are acceptable and recommends a condition to secure submission, approval, implementation and future management of a detailed hard and soft landscaping scheme.

Ecology

The application site comprises a plot of land containing hardstanding and rubble, grassland, tall ruderal vegetation, scattered trees, and hedgerow and adjoins a woodland which is a priority habitat (as per the NPPF).

An ecology report was submitted with the application which details the results of a preliminary ecological appraisal. However, currently there is insufficient information provided in the report in order to determine the application for the reasons detailed below.

The report has been reviewed by the LPA's ecological adviser who notes that reptiles (slow worms) were found on the site but that a full reptile survey had not been carried out due to the time of year the application has been submitted which is outside of the suitable reptile survey period and therefore it was not possible to understand the size or statues of the reptile population on the site and if any mitigation/compensatory measure would be required. Slow worms are protection species therefore this information is required to full asses the biodiversity impacts prior to issuing of planning permission in accordance with the NPPF.

Further to the comments provided by the LPA's ecological adviser the applicant has submitted a reptile enhancement and mitigation plan, which is based on the scenario that there is a notable slow worm presence on the site This includes provision and future management and maintenance of two areas of grassland slow worm habitat, one area is to be located to the southern area of the site amongst the existing tree coverage along the southern boundary within the red line application area and another area is proposed to a grass verge to the front (west) of the site. The grass verge is located outside of the redline area but is within the applicant's ownership and therefore provision, management and maintenance of this area would be secured by way of a section 106 legal agreement.

The LPA's ecological adviser is satisfied that the reptile enhancement and mitigation plan would provide for suitable mitigation and compensatory habitat for any slow worm populations on the site and subject to securing implementation of the enhancement and mitigation plan via condition and section 106 agreement is satisfied that the proposals would not result in harm to protected species.

The proposals are considered to accord with Policies EN12, EN14 and CC7.

Amenity of surrounding and future occupiers

Policy CC8 (Safeguarding Amenity) seeks that development proposals should safeguard the amenity of both existing and future occupiers and Policy EN16 (Pollution and Water Resources) seeks that development will only be permitted where it would not be damaging to the environment and sensitive receptors in terms of pollution. Policy H5 (Standards for New Housing) sets out the standards to which new dwellings shall be constructed. Policy EN16 (Pollution and Water Resources) seeks to protect from the impacts of pollution.

The proposed dwellings are of generously sized and all habitable rooms are considered to be served by suitable outlook and daylighting. The dwellings would accord with the nationally prescribed spaces standards as required by Policy H5.

Policy CC8 (Safeguarding Amenity) states that a back to back separation distance of 20m should be retained to between facing windows to ensure no loss overlooking or privacy occurs. A separation of 20m would be retained to the southern boundary of the site with no.s 5A and 7 Grass Hill. A separation of 11m would be retained to the boundary with no. 3 Courtlands to the east. No. 3 Courtlands is off-set in terms of position relative to the proposed dwellings and a separation of 19m to the side flank elevation of this dwelling would be retained with over 20m separation to the rear of this property. Whilst both dwellings are set much closer to the north boundary with Lime House (2.5m and 6m) there are no primary windows to habitable rooms facing this direction such that any windows can be secured as obscurely glazed by way of condition to prevent overlooking. There are no direct neighbours to the east towards the road (Grass Hill). The proposals are not considered to result in any undue overlooking or loss of privacy to existing surrounding dwellings.

There is an 11m separation between the proposed dwellings. Windows have been positioned to both dwellings such that there are no direct relationships between primary windows and the proposals such that there is not considered to be any undue overlooking with the proposed development itself.

Given the separation to neighbouring boundaries and modest height of the proposed dwellings it is not considered that there would be any adverse overbearing or overshadowing impact.

A condition is recommended to require submission and approval of a construction method statement prior to the commencement of development to ensure surrounding properties are not adversely impacted by associated construction activities.

The proposals are considered to accord with Policies CC8, H5 and EN16.

Transport

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters relating to development.

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 each 3-bed dwelling would require a minimum of 2 off road parking spaces. The proposed plans indicate that each dwelling will be provided with a single garage. In accordance with the Council's current standards it is recommended that the internal dimensions for a single garage are 7000mm long and 3000mm wide. Whilst the width of the garages conforms the lengths of both garages fall short. Also Plot 1 shows a door opening into the garage which would restrict the amount of available space in the garage. No other parking has been illustrated on the submitted plans, however plans illustrate areas of permeable hard standing for each dwelling which can be used for parking, therefore the reduced length of the garages can be deemed acceptable in this instance.

The site will be accessed from the existing access way from Grass Hill which served the original dwelling. This access is of sufficient width and length to serve both dwellings and is considered acceptable.

Each dwelling would be provided with a secure and lockable cycle store for at least 2 cycle as per the Council's Parking Standards and Design SPD. Bin storage areas are also provided for each dwelling and a separate shared bin collection area is located off the access way from Grass Hill which would be located within 15m of Grass Hill and is therefore considered suitable for refuse collection purposes.

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. Policy TR5 requires that for each new dwelling with dedicated off-street parking an electric vehicle charging point is provided and the position of such points is indicated on the proposed plans. A condition is recommended to require submission, approval and provision of electric vehicle charging points for each of the dwellings prior to their first occupation.

Submission and approval of a construction method statement prior to commencement of any development on site would also be secured by way of condition to ensure the construction works would not adversely impact on the surrounding highway network.

Subject to the measures outlined above the proposed development is considered to accord with Policies TR1, TR3 and TR5.

Sustainability

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards.

The proposals include use of permeable paving, retention of significant tree cover on the site and electric vehicle charging points and as such are considered demonstrate compliance with Policy CC3. Conditions are recommended to secure submission and approval of design stage evidence that the proposals meet the emissions and water efficiency standards under Policy H5 prior to commencement of development and then further confirmation that the dwelling have been built to the approved standards prior to their first occupation.

Subject to the recommended conditions above it is considered that the proposals would accord with Policies CC3 and H5.

Affordable Housing

Policy H3 (Affordable Housing) requires that for schemes of 1-4 dwellings a financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere within the Borough.

The applicant submitted a viability appraisal as part of application to justify that the required policy compliant level of contribution was not viable. This has been reviewed by the Council's Valuations Officer who is satisfied that it would not be viable for the development to make a contribution towards affordable housing however it has been agreed that a deferred payment mechanism would be secured by way of a section 106 agreement to ensure that the Council would shared in any future uplift in value of the development.

Subject to the above the proposals are considered to accord with Policy H3.

Community Infrastructure Levy

The proposals are for new building housing and are therefore liable for CIL based upon a new build floor area of 475m², albeit the applicant has indicated the dwellings would be self-build and therefore an exemption to the levy could be sought.

Archaeology

Policy EN2 (Areas of Archaeological Significance) seeks that areas of archaeological significance are protected. Berkshire Archaeology have identified that the site has the potential to contain pre-historic archaeology and a condition is recommended to require submission and approval of a written scheme of archaeological investigation prior to commencement of works on site.

Matters Raised in Representations

Issues raised are considered to have been addressed within the appraisal section of this report.

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS AND A SECTION 106 LEGAL AGREEMENT

Section 106 Heads of Terms

- Affordable Housing Deferred Payment Mechanism
- Provision of biodiversity enhancement (slowworm habitat) on land to the front of the site

Conditions

1. 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.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

Drawing no.s

- Drawing no.s 3707/206 - Proposed Roof Plan

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- Drawing no. 3707/205 Rev C - Proposed Landscaping Plan
- Drawing no. 3707/204 Rev A - Block and Location Plan
- Drawing no. 3707/203 Rev B - Elevations 1 of 2
- Drawing no. 3707/202 Rev C - First Floor Layout
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- Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev C dated 05.02.2021

Received by the Local Planning Authority on 12th February 2021

- Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021

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- Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021

Received by the Local Planning Authority on 6th May 2021

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.

3. The development hereby approved shall not be commenced, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual appearance of the buildings, in accordance with Policy CC7.

4. No dwelling shall be occupied until the road/access serving it has been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy TR3.

5. No dwelling shall be occupied until vehicle parking spaces have been provided in accordance with the approved plans. The spaces shall always thereafter be kept available for parking .

REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR5.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
- (D) The erection and maintenance of security hoarding / scaffolding if required.
- (E) Wheel washing facilities
- (F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.
- (G) Footpath Closures / Road Closures needed during construction
- (H) Traffic Management needed during construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).
- (J) Measures to control construction noise and dust

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policies TR3 and EN16

7. No dwelling/building hereby permitted shall 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.

8. 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.

9. No dwelling shall first be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification has been submitted to and approved in writing by the Local Planning Authority.

No dwelling within a Plot shall be first occupied until the Scheme for that Plot has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

10. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Strategy MW.20.0613.AIA Revision C issued 05.02.2021; with tree protection erected prior to removal of the spoil identified on the Spoil Removal Plan. 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.

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

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

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

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

12. No development above slab level shall take place until details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new buildings 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 per the approved details and a letter report confirming that the enhancements has been installed, including photographs of the enhancements in situ, shall be submitted to and approved in writing by the council prior to occupation of the development.

REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

13. The new dwelling to plot 1 hereby permitted shall not be occupied until all first-floor windows to the north east elevation shall be fitted with obscure glass and with no opening windows up to 1.7m in height above the internal floor level, before the dwelling is occupied. Any replacement or repair of the window shall only be with obscure glass.

REASON. To prevent actual and perceived overlooking, in the interests of the privacy of neighbours. In accordance with Policy CC8 of the Reading Borough Local Plan 2019.

14. In connection with the implementation of this permission, no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

15. 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.

16. 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.

17. Prior to first occupation of the dwellings hereby permitted the biodiversity mitigation enhancement measures set out with the approved Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021, received by the Local Planning Authority 15th April 2021 and approved Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021 shall be implemented in full on site. The biodiversity mitigation and enhancement measures shall be maintained and managed thereafter in accordance with the approved details.

REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

18. No development shall commence on site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which will have been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019.