

DELEGATED APPLICATION REPORT

Ward: Peppard

App Ref: 210321/FUL

Address: 305 Peppard Road, Emmer Green, Reading, RG4 8TQ

Proposals: Demolition of existing dwelling and garage and erection of new dwelling and garage

Case Officer: Mr David Brett

Applicant: Mr & Mrs Northway

Date received: 25/02/2021

Valid from: 04/03/2021

Target Decision date: 17/09/2021, extension of time agreed on decision from 29/04/2021

1. INTRODUCTION

The proposal site a bungalow located on Peppard Road, Emmer Green. This is a Classified Road that links the north of Reading to the centre. The surrounding area is considered predominantly residential with a mix of two storey and single storey detached dwellings. The existing dwelling house at 305 Peppard Road is set back from the highway, with a large driveway. A detached garage is situated adjacent to the north boundary.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing bungalow and detached garage, to allow for the erection of a new two storey replacement dwelling with a contemporary design. An integrated double garage is also proposed.

Plans considered:

- ~~Block & Location Plan 001~~
- ~~Proposed Site Plan 002~~
- ~~Proposed Ground Floor Plan 003~~
- ~~Proposed First Floor Plan 004~~
- ~~Proposed Roof Plan 005~~
- ~~Proposed Elevations Sheet 1 006~~
- ~~Proposed Elevations Sheet 2 007~~
- ~~Existing Floor Plans 008~~
- ~~Existing Elevations 009~~

Received on 25/05/2021

- Design and Access Statement
- ~~Proposed Site Plan 002 Rev B~~
- ~~Proposed Ground Floor Plan 003 Rev B~~
- ~~Proposed First Floor Plan 004 Rev B~~
- ~~Existing Floor Plans 008 Rev B~~
- ~~Existing Site Plan 010~~
- ~~Existing & Proposed Street Scene 011~~
- ~~Existing & Proposed Section 012~~

Received on 15/06/2021

- ~~Block & Location Plan 001~~
- ~~Proposed Site Plan 002 Rev B~~
- ~~Proposed Ground Floor Plan 003~~
- ~~Proposed First Floor Plan 004~~
- ~~Proposed Roof Plan 005~~
- ~~Proposed Elevations Sheet 1 006~~
- ~~Proposed Elevations Sheet 2 007~~
- ~~Existing Floor Plans 008~~
- ~~Existing Elevations 009~~
- ~~Existing Site Plan 010~~

~~Existing & Proposed Street Scene - 011~~

~~Existing & Proposed Section - 012~~

- Preliminary Bat Roost Assessment & Nesting Bird Survey Report - 2021-062 Version 1

Received on 14/07/2021

- Arboricultural Impact Assessment and Method Statement

~~Tree Protection Plan~~

Received on 20/07/2021

- Arboricultural Comments in Response to the Planning Authority Tree Officer's Statement Regarding the Re-Development of 305 Peppard Road.

~~Proposed Site Plan - 002 Rev C~~

Received on 13/08/2021

~~Bat Survey Report - 2021-062 Version 1~~

Received on 18/08/2021

- Tree Protection Plan Rev A

Received on 25/08/2021

- Bat Survey Report - 2021-062 Version 1.1

Received on 01/09/2021

- Block & Location Plan - 001
- Proposed Site Plan - 002 Rev D
- Proposed Ground Floor Plan - 003 Rev D
- Proposed First Floor Plan - 004
- Proposed Roof Plan - 005
- Proposed Elevations - Sheet 1 - 006 Rev D
- Proposed Elevations - Sheet 2 - 007 Rev D
- Existing Floor Plans - 008 Rev D
- Existing Elevations - 009
- Existing Site Plan - 010 Rev D
- Existing & Proposed Street Scene - 011
- Existing & Proposed Section - 012

Received on 08/09/2021

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

307 Peppard Road, Emmer Green, Reading, RG4 8TQ - No response received.

10 Wetherby Close, Emmer Green, Reading, RG4 8UN - No response received.

11 Wetherby Close, Emmer Green, Reading, RG4 8UD - No response received.

12 Wetherby Close, Emmer Green, Reading, RG4 8UD - No response received.

A site notice was erected on 05/05/2021 for a period of 21 days, expiring on 26/05/2021.

No responses have been received.

Reading Borough Council, Ecology - Response received on 06/05/2021.

- The buildings may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the

application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process). The applicant should be aware that bat activity surveys are seasonal, and factor this into the timeframe for their project.

Reading Borough Council, Ecology - Updated response received on 16/07/2021.

- Both house and garage have potential to host roosting bats and a further survey would need to be undertaken to determine the presence/absence of roosting bats. The application should not be determined until the survey has been carried out and the results submitted to the council.

Reading Borough Council, Ecology - Updated response received on 31/08/2021.

- As such, a single bat emergence survey has since been carried out. The Bat Survey Report (Smart Ecology, August 2021) concludes that the building is unlikely to host roosting bats. However, the report does not show the locations of the surveyors (it simply reads: "Surveyors were positioned to ensure that all potential access points and roost features were viewed") and it is therefore not possible to determine if all features suitable for use by roosting bats were covered during the survey.
- Can you ask the applicant to provide an updated report showing the location of the surveyors?

Reading Borough Council, Ecology - Updated response received on 01/09/2021.

- I can confirm that the bat survey has been undertaken to an appropriate standard, no bats emerged from the building and the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.
- However, in accordance with paragraph 180 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development.

Reading Borough Council, Natural Environment - Response received on 09/06/2021.

- At this point, the application fails to acknowledge existing vegetation and does not propose a landscaping plan that is in line with our policies and tree strategy. Therefore, it is not supported in terms of trees and landscaping.
- The applicant should submit a landscaping plan clearly indicating existing, retained and proposed hedge, shrub or tree vegetation, along with details on how retained vegetation will be protected, based on which we will be able to secure details via condition and remove the current objection.

Reading Borough Council, Natural Environment - Updated response received on 25/06/2021.

- Although the proposed design shows potential for appropriate planting, the application, in spite of previous NE comments explicitly requesting these, failed to provide accurate information with regards to existing tree vegetation, failed to demonstrate lack of harm to existing tree and hedge/shrub vegetation, and did not demonstrate landscaping principles proportional to the proposed development, therefore the objections relating to Natural Environment are sustained.

Reading Borough Council, Natural Environment - Updated response received on 05/08/2021.

- The plans indicate this includes the entire northern elevation of the dwelling and, ultimately, a close boarded fence along the entire length of the northern boundary/hedge. It is unclear how construction works for these elements will be carried out without damaging the hedge or requiring some sort of pruning. The AMS and TPP do not include any protection measures for this hedge. Clarification is necessary to demonstrate lack of harm to said hedge.
- Moreover, the question remains on the lack of proposed landscaping with the redevelopment of the site. Given the extensive construction works required to accomplish this proposal, it is likely the soft areas (not the shrub or tree vegetation within the now provisioned Construction Exclusion Zone) will not offer any amenity to future residents unless properly restored.
- In conclusion, I sustain my objection to this proposal until the above clarifications are addressed.

Reading Borough Council, Natural Environment - Updated response received on 20/08/2021.

- This application still lacks new tree planting to match the proposed development and fails to demonstrate harm to the retained northern boundary hedge. Although the lack of new tree planting alone can form the base for an objection, as space allows for a number of trees on site - in principle, and in order to minimise the toing and froing, this application can be supported in terms of landscape, subject to condition.
- It also can be supported in terms of the retained vegetation, subject to condition - further details will be necessary to demonstrate lack of harm to the above mentioned hedge either by temporary fencing or confirmation that the new boundary fencing will be erected before all works on site.
- As a note to the applicant and/or agent: tree planting must be provisioned on the site before condition will be discharged.

Reading Borough Council, Natural Environment - Updated response received on 03/09/2021.

- I can confirm that conditions address the NE team's concerns that are still outstanding (a method statement detailing the stages and order of installing tree protection measures and a landscape plan and planting schedule).

Reading Borough Council, Transport - Response received on 14/06/2021.

- Any full application would be conditioned to ensure a Construction Method Statement is submitted and approved before any works commence on-site. The agreed measures included in the CMS become a formal commitment and will be approved by the Local Highway and Planning Department. To be covered by condition.
- There are no transport objections to this application subject to the condition.

Reading Borough Council, Environmental Protection - Response received on 15/06/2021.

- We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).
- Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Reading Borough Council, Conservation & Urban Design Officer - No response received.

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
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air Quality
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 bungalow to be demolished is not considered to be of any particular architectural merit. The bungalow is not listed, nor is the proposal site within a Conservation Area. Therefore, the principle of demolishing the existing property is accepted. The bungalow to be demolished is considered characteristic of other similarly design dwellings within the surrounding area, consisting of red brick exterior walls, timber cladding to gable, and concrete roof tiles. The proposed replacement dwelling is considered a significant departure from the existing bungalow.

The replacement dwelling consists of a simple geometry structure and is acknowledged to be a significant departure in terms of appearance when compared to the existing dwelling and the surrounding area. The replacement dwelling represents a significant increase in internal floorspace and footprint, however, the increase in size and scale to of the replacement dwelling to the existing dwelling is not considered that significant. The exterior walls of the replacement dwelling consist of a mix of white render and grey brickwork. Porcelain tiles are proposed to the rear elevation above the dining room. The ground floor rear elevation is mostly glazed with power coated aluminium frames. Timber cladding is proposed to the double garage doors.

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. The replacement dwelling is considered no greater in terms of size and scale than the existing dwelling at 307 Peppard Road. While the development does propose a double garage which is forward of the existing building line along Peppard Road, the side elevation to the garage is set significantly from the highway by 11m. The proposed garage would also not extend significantly beyond 12 Wetherby Close in relation to the highway along Peppard Road.

Overall, the proposed replacement dwelling is not considered to harm the character and appearance of the surrounding area. It is acknowledged that the prevailing character consists of 1970s dwellings which vary in materials, size and scale, however, the replacement dwelling is considered a contemporary design that would not harm the surrounding area by virtue of it being different in appearance. In accordance with policy CC7 of the Reading Borough Local Plan, the replacement dwelling is considered to respond positively to respond positively to the local context and provide value to the public realm in the form of a visually attractive contemporary design.

The materials as demonstrated on the plans are considered high quality and would likely contribute positively to the varying scales and appearances of the developments within the surrounding area. For the avoidance of doubt, however, and to ensure the quality of the build in

practice, material details will be secured via condition. These details are required 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

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 requested that a Sustainability Statement be submitted to support this application to satisfy the aims of policy H5. In this instance, the agent has agreed to a pre-commencement condition requiring the submission of a SAP Assessment to be approved. This is to ensure that the development is carried out in accordance with sustainable building standards in accordance with policies CC2 and H5 of the Reading Borough Local Plan. It is considered that there is ample scope for this being secured, given the contemporary design, and for this being secured via condition, without specific information being submitted upfront in this specific instance.

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 402m², which is significantly above the minimum space requirement of 124m² for a four bed, eight-person, two storey dwelling. The replacement dwelling will also provide adequate built in storage of greater than 3m². 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 307 Peppard Road. Whilst the replacement dwelling would be close to the side boundary to number 307, the replacement dwelling would not result in a harmful loss of light or privacy to number 307. No side facing windows are proposed to the first floor of the north elevation, so there is not considered to be any opportunities of harmful overlooking to number 307. The replacement dwelling is also not considered overbearing or harm the outlook from number 307. The size and scale of the replacement dwelling is considered typical of the surrounding area and not a harmful change from existing.

Similarly, with regard to the impact of the proposal to 12 Wetherby Close; the replacement dwelling is not considered to have a significantly detrimental impact on the living conditions at number 12. The replacement dwelling at 305 is not considered overbearing to number 12 or harm the outlook from that property due to the size, scale and location of the replacement dwelling in relation to the main house at number 12. One first floor window is proposed to the south elevation of the replacement dwelling, looking out towards the rear of number 12, however, this window serves a bathroom. It is considered necessary to condition any approval of this application for the proposed first floor window to be obscure glazed and maintained as such. This is to protect the privacy of number 12 with regards to any harmful overlooking in accordance with policy CC8 of the Reading Borough Local Plan.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For current and any future occupiers of the host building, the replacement dwelling is considered to improve the standard of accommodation at 305 Peppard Road.

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 12 Wetherby Close and 307 Peppard Road in accordance with policy CC8. It is also considered necessary to restrict the use of the flat roof from being used as a balcony, roof garden or similar. Again, this is to protect the privacy of 12 Wetherby Close and 307 Peppard Road 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 an appropriate amount of private outdoor space in the rear and front garden.

7.5 Trees

The replacement dwelling is to be constructed upon an already developed part of the site, however, due to the size and scale of the proposed development further details with regards to landscaping are to be secured via condition. This is in the interest of ensuring that the landscaping of the development enhances the visual local environment. It has been raised by Natural Environment that appropriate levels of tree planting have not been submitted within this application. It is not considered appropriate to form a reason for refusal for this development based on the lack of appropriate landscaping proposed, therefore, it is considered necessary to secure the required landscaping details via condition in accordance with policies CC7 and EN14 of the Reading Borough Local Plan.

Clarification is necessary to demonstrate lack of harm to the hedge to be retained along the north boundary to 307 Peppard Road. Further details are required to demonstrate lack of harm to the hedge either by temporary fencing or confirmation that the new boundary fencing will be erected before all works on site. Therefore, a condition will be attached to any approval of this application to secure an Arboricultural Method Statement and Tree Protection Plan that provides further detail regarding tree protection measures.

The agent has agreed to pre-commencement conditions related to securing the submission of an Arboricultural Method Statement, a Tree Protection Plan, and a Landscaping Plan that suitably addresses officer concerns. These pre-commencement conditions have been agreed in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990. As further information is being sought to address Natural Environment concerns via condition, the proposed development is considered in accordance with policy EN14 of the Reading Borough Local Plan.

7.6 Ecology

It was required that a bat survey be carried out to determine whether or not the proposal would have an acceptable impact to any roosting bats. A preliminary bat roost and nesting bird assessment and emergence survey report was submitted to support this application on 14/07/2021. The report concluded that both the existing house and garage have potential to host roosting bats and a further survey would need to be undertaken to determine the

presence/absence of roosting bats. Ecology confirmed that the application should not be determined until the survey has been carried out and the results submitted to the council.

Subsequently, a bat survey was conducted with a report submitted on 01/09/2021. The report demonstrated that no bats emerged from the building and the risk of bats being affected by the proposals is minimal. Therefore, the application is supported by Ecology and is considered in accordance with policy EN12 of the Reading Borough Local Plan. A condition has been recommended, however, to provide details of both bird and bat boxes to be approved in writing by the council and to be maintained thereafter as approved. This condition seeks to incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF, and policy EN12 of the Reading Borough Local Plan.

7.7 Transport & Environmental Protection

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). Two on site vehicle parking spaces have been specified on the plans and meet the related size and access requirements. A condition has been recommended to secure the onsite vehicle parking spaces as specified on the plans. 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. Therefore, the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

Concerns were raised by Environmental Protection regarding potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). In order to protect occupiers and neighbours from unreasonable disturbance from works during construction and ensure the air quality; conditions have been recommended regarding hours of construction and demolition, as well as restricting the use of bonfires. This is considered reasonable and necessary in accordance with policy CC8 of the Reading Borough Local Plan.

Transport and Environmental Protection have both 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. This pre-commencement condition has been agreed in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

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)
Ground Floor	140	260	120+
First Floor	0	142	142+
Total	140	402	262+

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

7.10 Pre-commencement Conditions

All pre-commencement conditions were agreed with the agent on 10/09/2021, in accordance with Section 100ZA (5) of The Town and Country Planning Act 1990.

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:

- Preliminary Bat Roost Assessment & Nesting Bird Survey Report - 2021-062 Version 1

Received on 14/07/2021

- Arboricultural Impact Assessment and Method Statement

Received on 20/07/2021

- Tree Protection Plan Rev A

Received on 25/08/2021

- Bat Survey Report - 2021-062 Version 1.1

Received on 01/09/2021

- Block & Location Plan - 001
- Proposed Site Plan - 002 Rev D
- Proposed Ground Floor Plan - 003 Rev D
- Proposed First Floor Plan - 004
- Proposed Roof Plan - 005
- Proposed Elevations - Sheet 1 - 006 Rev D
- Proposed Elevations - Sheet 2 - 007 Rev D
- Existing Floor Plans - 008 Rev D
- Existing Elevations - 009
- Existing Site Plan - 010 Rev D
- Existing & Proposed Street Scene - 011
- Existing & Proposed Section - 012

Received on 08/09/2021

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.

M2: Materials (To Be Approved)

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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 elevation 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.

PD5: Use of Roof Restricted

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific 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.

SU3: SAP Assessment Minor - Design Stage (To Be Approved)

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.

L7: Arboricultural Method Statement (To Be Submitted)

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.

L2: Landscaping Large Scale (To Be Approved)

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.

C2: Construction Method Statement (To Be Submitted)

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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.

Bird and Bat Boxes

Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks built into or attached to 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 approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF.

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.

11. INFORMATIVES

Standard Informatives

IF2: Pre-commencement conditions

In accordance with Article 35 (DMPO 2015) some conditions require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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