

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: 181125/FUL

Address: 1-3 Amity Road, Reading, RG1 3LN

Proposals: Retention of the lean-to enclosure on north elevation

Case Officer: Mr Jonathan Markwell

Applicant: Mr Kayani

Date received (valid from): 2 August 2018

Target Decision date: 27 September 2018

1. INTRODUCTION

- 1.1 The application relates to the Reading Islamic Centre at 1-3 Amity Road, which is close to the junction with London Road (to the south). The site comprises a series of single and two-storey structures, together with areas of hardstanding to the front and rear (with the red line boundary extending across to what historically would have been the rear garden of neighbouring No. 5). The building fronting onto Amity Road is detached, with access to the rear of buildings which front onto London Road to the south of the application site.

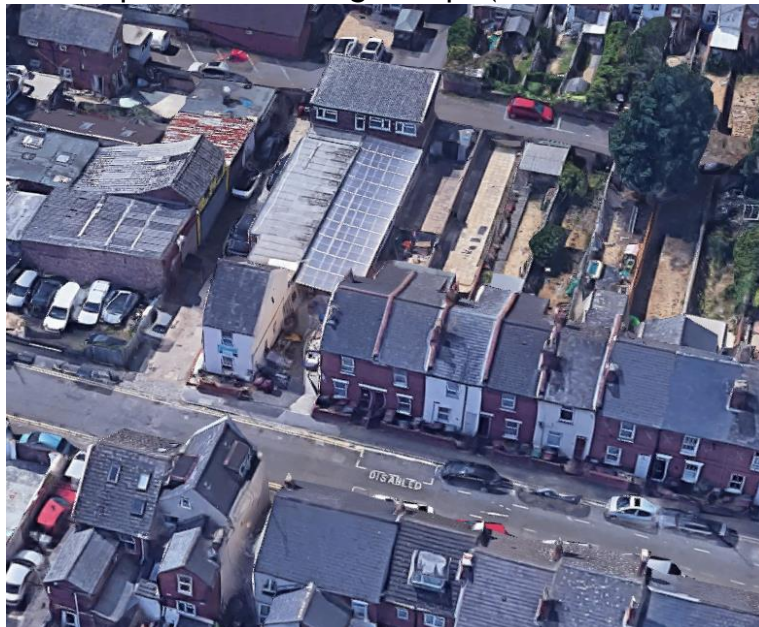


Site photographs taken on 15/08/2018 (above) and 08/12/2021 (below).



- 1.2 The building has been in its current use since permission was granted in 2007 (see relevant history section below). The supporting statement submitted as part of this application confirms that the building offers a praying facility to the local Muslim community, together with Quran learning classes for children and wider use by the local community for social and religious needs.
- 1.2 The site is within an air quality management area and smoke control zone. The character of the wider area is predominantly residential, with terraced streets to the north. To the south London Road is commercial at ground floor, with some residential on the upper floors. The buildings which front onto London Road to the south of the site are within the defined Cemetery Junction district centre. Beyond London Road to the south is a cemetery. The application site building is not listed, nor located within a conservation area. Amity Road is within a residential parking zone and is one-way for vehicular traffic (north to south, exiting onto London Road).

Aerial viewpoints from Google maps (accessed 07/12/2021)



Aerial view looking west



Aerial view looking east



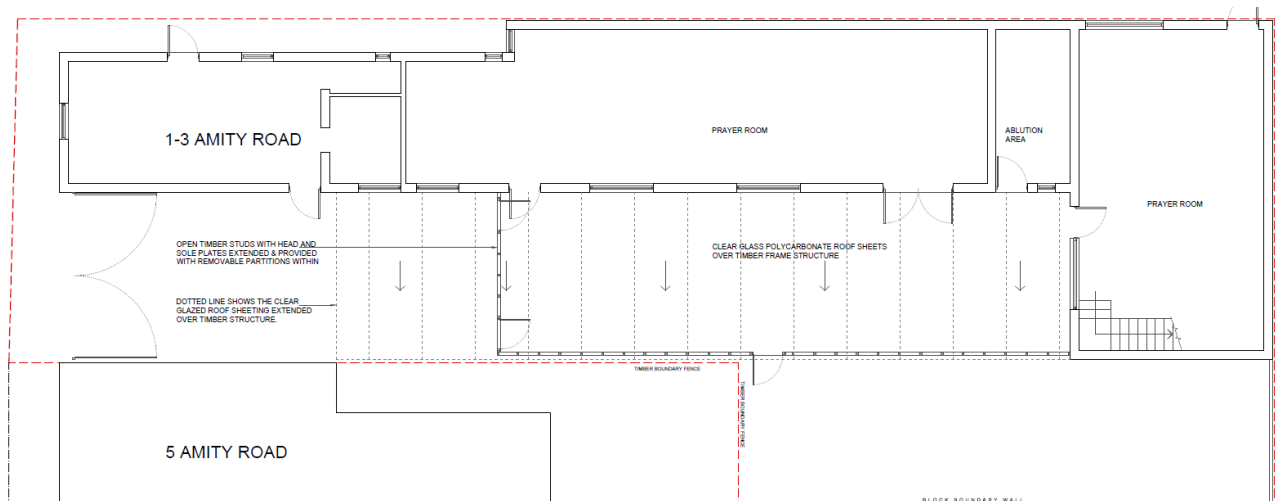
Aerial view looking north



Aerial view looking south

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The proposed development seeks permission for the retention of a lean-to canopy enclosure on the north (side) elevation of the building, which was constructed early in 2018.



- 2.2 More specifically, this area can be split into three areas:

- The retention of an enclosed area first built in 2010, for which permission 100087 retrospectively granted temporary permission for a period of five years until 26/10/2015 (condition 1 - see relevant history section below). The structure was not removed at that point, so this application seeks retrospective permission to retain that part of the enclosure, which measures 7m in depth and 4.5m in width (31.5sqm in area).
- The retention of an enclosed area first built in 2018, which in effect extends the enclosed area first built in 2010 further east towards the Amity Road frontage. This enclosed area in itself measures 9m in depth and 4.5m in width (40.5sqm in area).
- The retention of an open sided shelter in front of (to the east of) the 2018 enclosure (closest to Amity Road), which measures 4.5m in depth and 4.5m in width (20.25sqm in area).



Site photograph taken on 15/08/2018.



Site photograph taken on 08/12/2021

- 2.3 It has been calculated that the pre-existing building floorspace (prior to the 2010 extension) is circa. 243sqm. The proposed works would increase the internal floorspace by 72sqm (2010 element 31.5sqm and 2018 element 40.5sqm) to 315sqm, an increase of 23% based on the existing. If the open sided element is also included in the calculation, the amount of usable floor area at the site is increasing from circa. 243sqm to 335.5sqm (92.5sqm increase; 20.25sqm open sided element + 31.5sqm & 40.5sqm enclosed elements), a 28% increase. If only the 2018 additions are taken into account in the calculations, the existing floorspace would equate to 274.5sqm (243sqm + 31.5sqm 2010 addition) and the additions would increase the internal floor area by 40.5sqm to 315sqm (13% increase) or usable floor area (enclosed and open sided additions combined) by 61sqm to 335.5 (18% increase).
- 2.4 The enclosure includes a gently sloping lean-to roof, raising from 2.6m on the boundary with No. 5 Amity Road (it is understood that the boundary wall was raised to facilitate this) to 3m when connecting to the original main building. The structure is timber framed, with clear glass polycarbonate roof sheets over. The supporting statement submitted alongside the application specifies that, since the centre was originally granted permission in 2007, the need for the local Muslim community has increased, with the additional area providing space for more Qur'anic lessons for children and the Friday prayer. The applicant says the structure provides shelter from rain and sun to ensure safety too.
- 2.5 Prior to the validation of the application the plans were amended to clearly demonstrate what was proposed and to enable a supporting statement to be submitted to explain the context for the proposals.
- 2.6 Plans and information considered:
- PL/A412/03 - Location and site plan
As received 25/06/2018
- PL/A412/01 Rev A - Pre-existing floor plans & elevations
PL/A412/02 Rev A - Existing floor plans & elevations
Supporting statement Retention of timber framed lean-to enclosure (shelter)
As received 02/08/2018

3. RELEVANT PLANNING HISTORY

- 3.1 070782 - Change of use to form Islamic Community Centre. Granted 20/09/2007.

READING BOROUGH COUNCIL
- 9 Abbey Road
ENVIRONMENTAL SERVICE

**READING BOROUGH COUNCIL
AMENDED PLAN**

Proposed Ground Floor Plan

APPROVED
071029
As per the Applicant's E-MAIL
Dated 14/09/07

Notes A - "Sheffield" cycle stand are adjusted to accord with guidance in Manual for Street. Disabled car parking added on the driveway.	Client Amity Road Mosque Committee, Reading, Berkshire	Project Name Proposed Amity Road Community Centre
Scale 1: 100 @ A3	Date July 07	Drawn by NM
2500 14 A		

Floor plan approved as part of 070782

4. No building shall be used until the vehicle parking space has been provided in accordance with the approved plans. The parking space shall thereafter be kept available for parking at all times.
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.

RBLP Policy COM 9 (Community Facilities)
LDF Core Strategy Policy CS 31 (Additional and Existing Community Facilities)

Condition 4 on permission 070782

- 3.2 100087 (alternative reference 10/01367/FUL) - Conversion of open space to a room lean to (retrospective) (Resubmission of 10/01071/FUL). Granted 26/10/2010.

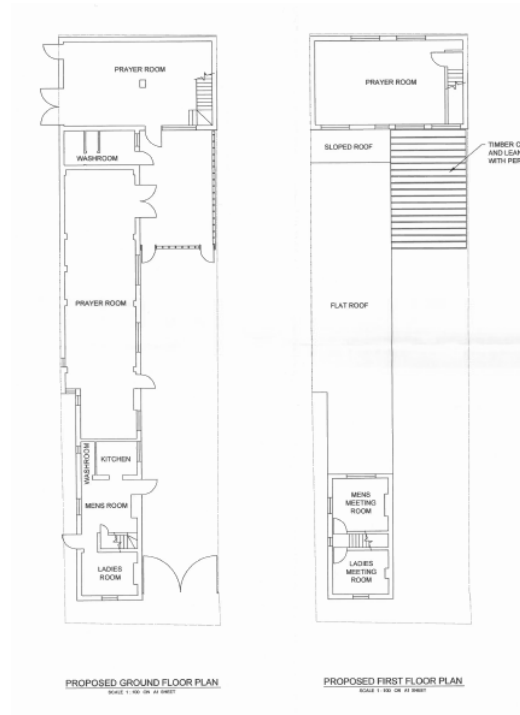
Application At: 1 - 3 Amity Road Reading Berkshire RG1 3LN

Application No: 10/01367/FUL

CONDITIONS & REASONS

1. The building which is the subject of this permission shall be removed and the land shall be restored to its former condition on or before 26/10/2015; in accordance with a scheme of works submitted to and approved in writing by the local planning authority before the above date.
Reason: as a permanent permission would be contrary to the proper planning of the area.
2. This permission relates only to the following drawings:
Drawing No. 004-01 Rev A Recd 20/07/2010
Reason: To clarify which plans have been approved.

Conditions as part of permission 100087



Plan as part of permission 100087



Site photograph in 2010

- 3.3 110614 - Continued use as a Islamic Community Centre without complying with Condition 6 of planning permission 07/01029/FUL to extend the opening hours to 03:45AM to 11:15PM (in order to allow prayers at Ramadan) but with no prayer activities taking place outside of the buildings between the hours of 09:00PM and 08:00AM. Condition varied 19/10/2012.

4. CONSULTATIONS

- 4.1 Public consultation - The following addresses were consulted by letter.

No's 2, 2a, 2b, 2c, 4, 5, 7 Amity Road

- 4.2 In addition, a site notice was erected on 15/08/2018, expiring on 05/09/2018. Four responses in support of the proposals, one petition in support of the proposals and one objection to the proposals has been received.

- 4.3 Summarising the responses in support of the proposals first, one from an occupier at 207 Upper Woodcote Road, is summarised as follows:
- Fully support the development of a sheltered area.
 - Caters for the safety and security of children (including some disabled children) in the provision of a safe and sheltered environment whilst partaking in the activities held in the Centre.
 - This shelter is a crucial facility which also allows parents to safely drop off and collect their young children.
 - Safe and secure weatherproof area
 - Use for overspill of congregation for the 30 minute weekly prayer held early every Friday afternoon.
 - In enhancing the capabilities of the Centre, it will provide a safer and more considerate environment for children and the community at large.
- 4.4 A letter in support of the proposals has been received from Reading Islamic Centre, 50/52 South Street, summarised as follows:
- Support the urgent development as crucial for the safety and security of children attending the centre.
 - Safe and sheltered environment for dropping off and collection of children.
 - Children can play in the area under parental supervision.
 - An essential weather-proof enclosure for use by the overspill of congregation for the 30 minute weekly prayer held early every Friday afternoon.
 - Improve access to the 300+ (approx.) members that regularly make use of the facilities in their leisure time.
 - The Islamic Centre is an important part of the community in Newtown and the provision of this sheltered area will help continue its role as an essential provider of spiritual guidance and education to the community it serves. The Centre wishes to continue to contribute positively to the local community and culture and enhancing the facility can only but enhance the service it provides.
 - Will help encourage more members from a younger demographic to attend and join its activities.
 - In enhancing the capabilities of the Centre, it will provide a safer and more considerate environment for the community at large.
- 4.5 A resident at 5 Amity Road specified support for the proposals, commenting “I don’t have any concerns objections regarding the proposal for 1-3 Amity Road”
- 4.6 A resident at 7 Amity Road specified support for the proposals, commenting they “would like to support the proposal for 1-3 Amity Rd”
- 4.7 A signed petition by 210 people, support the proposals. The beginning of the signed petition begins *“In the interest of safety, security and wellbeing of the children that participate in the activities help at Reading Islamic Centre’s Amity Road Centre, we the undersigned fully support the Centre’s application and petition Reading Borough Council to urgently grant the Centre planning permission for the shelter at Reading Islamic Centre’s Amity Road Centre”*.
- 4.8 One objection has been received from 9 Amity Road, summarised as follows:
- Work has been on-going since January 2018.

- Original permission 07/01029/FUL condition 4 requires the vehicular parking space to be kept available for parking at all times - to ensure the development is provided with adequate parking facilities (implied that the proposed works would worsen parking facilities).
 - Cars are parking on double yellow lines on both sides of Amity Road - already a problem and this scheme makes the parking worse
 - “would endanger our emergency services as they will come into Amity Road from the London Road to any house this side of the garages”
 - In respect of land to the rear of No. 5 [Planning officer comments: for clarity, this is included in the red line of the application site, but is not where development is proposed as part of this application] a covenant on the land means “they are not allowed to own that land”. More specifically, “there is a covenant that covers houses numbers 5,7,9,11 and 13 that clearly states that the land must at all times remain attached to the house and that it must always remain a dwelling house for ever” [Planning officer comment: This is a private matter outside the realms of this planning application]
- 4.9 Internal consultees - Environmental Protection initially raised concerns about “the impact of noise on nearby residents. The use of this structure for outdoor lessons and prayer is likely to adversely impact on the amenity of residents. This is particularly the case when it is being used as an ‘extension’ of the prayer service being carried out in the building as the doors to the building are likely to be left open for the vocals inside to be heard by the people praying outside”.
- 4.10 It was clarified that a noise complaint was most recently received by the EP team in May 2017 relating to noise from religious ceremonies up until 11 pm (increasing frequency, use of microphone and speakers too loud). Diary sheets were sent to the compliant but completed diary entries were not received back.
- 4.11 2021 update: It has been confirmed that there have been no noise complaints to the EP team since 2017. It should also be factored in that the Covid-19 pandemic will have been likely to have reduced use of the centre in 2020 and 2021.
- 4.12 Transport Planning - No information has been submitted with regarding the existing congregation size or whether the extended facilities will increase the number of people attending the centre. Therefore, it is difficult to assess what impact of the proposed development would have on the transport system and the demand for parking in the local area.
- 4.13 Given that Amity Road is a residential street serving predominantly terraced properties which have limited off street parking facilities, any increase in congregation size or extended facilities will increase the number of people attending the centre and increase the demand for on-street parking. Suggestion for more information to be provided regarding congregation numbers / increases since the structure was built, the proposed uses and query over cycle parking.
- 4.14 In summary the area is severely congested and the concern is the additional activity that could be generated by the proposed extension to the Islamic community centre would exacerbate the situation.

5. Equality Act 2010:

- 5.1 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

- 6.1 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:

6.2 **National Policy**

National Planning Policy Framework 2021
National Planning Practice Guidance

6.3 **Reading Borough Local Plan (2019)**

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN16 Pollution and Water Resources
TR3 Access, Traffic and Highway-related matters
TR5 Car and Cycle Parking and Electric Vehicle Charging
OU1 New and Existing Community Facilities

6.4 **SPG/SPD**

Revised Parking Standards and Design SPD 2011

7. APPRAISAL

- 7.1 The main considerations relevant to the determination of this application are considered to be:

- Land use principles
- Design
- Amenity
- Transport
- Sustainability
- Procedural points

- 7.2 Accordingly, each main consideration is appraised in turn.

Land use principles

- 7.3 Policy OU1 generally supports the provision of extended community facilities, such as that proposed in this instance. In particular, the policy includes the following specific references:

- Proposals for new, **extended or improved** (emphasis added by officers) community facilities will be acceptable, particularly where this will involve co-location of facilities on site.
 - Proposals for on-site intensification of important facilities will be supported, subject to other policies in the plan.
 - On site intensification of some facilities... may result in some loss of open areas. This may be acceptable where the impact on open areas is minimised, and the area has no specific use, or where it can satisfactorily be accommodated elsewhere on the site, subject to other policies in the plan.
- 7.4 The supporting text to the policy at 4.7.1 states *“Quality of life for the residents of Reading is one of the key elements of the vision for the Borough. A good quality of life is not only desirable in itself, but also ensures that Reading remains attractive to investment. The provision of sufficient good quality community facilities is crucial to ensuring that Reading is a place in which people want to live and continue living”*.
- 7.5 With the above in mind, the extension and improvement to the centre is welcomed in principle. Although this results in an intensification of the use, the proposal results in improved/increased facilities at the site, which the policy supports. Although the proposal results in an area of hardstanding at the site, which as per the planning history above accommodated a disabled parking space, it is considered that there is remaining space on site for this still to be accommodated. This means there is no conflict with this element of the policy. Therefore, in principle land use terms the proposals are supported.
- 7.6 In addition, it is relevant to note that Policy CC6 specifies that the scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations. The supporting text outlines at paragraph 4.1.26 that good levels of accessibility are found within district centres and along well-served public transport corridors. Paragraph 4.1.27 also qualifies a general rule of thumb of good levels of accessibility being within 400m of a defined centre and within 400m of pedestrian routes of regular bus services. With this in mind, given the proximity of the site to the adjacent Cemetery Junction District Centre and London Road bus facilities, the site is evidently within a good level of accessibility, which counts in favour of the proposed extension to the existing use at the site. Accordingly, in overall terms, the principle of development is established and strongly supported in line with policy.

Design

- 7.7 The proposed materials of timber frames with polycarbonate sheeting over are considered adequate in this instance. Whilst acknowledged to be more utilitarian than aesthetically pleasing, the set back of the works over 10m from the site boundary to Amity Road and the existing high gates (partly covered at the time of the site visit on 08/12/21) minimise the visual harm to the street. The narrow nature of the plot also means from public vantage points, when combined with the set-back, means the side canopy enclosure would only be appreciated in glimpsed and momentary views when passing the site, again not resulting in any significant visual harm. The nature and finished appearance of the materials means they appear lightweight in nature; the simple nature of them also means they would be simple to adapt in the future too.

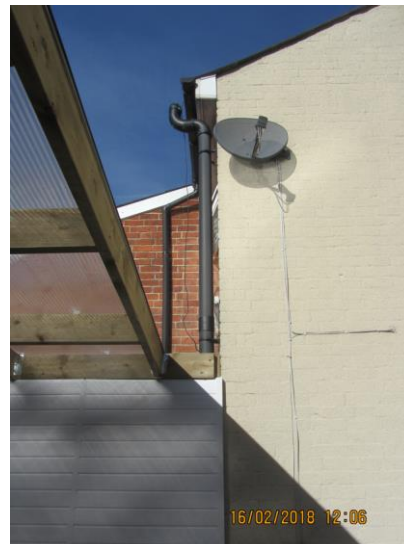


- 7.8 When viewed from the rear of the site at ground level viewpoints, the shallow pitch of the roof and minimised height means it is not overly dominant in visual terms. Accordingly, the proposals are considered to comply with the general thrust of Policy CC7.



Amenity

- 7.9 Considering outlook, visual dominance, overbearing / sense of enclosure and day/sunlight considerations first, the most impacted nearby occupier is No. 5 Amity Road. The building up of the boundary wall to 2.6m and depth along the entire rear side boundary means there has been a change in relationship when compared with the pre-existing situation. However, the fairly minimal height and gently sloping roof profile away from No. 5, which raises only to 3m when connecting to the pre-existing building, means in overall terms the loss of outlook, visual dominance, overbearing / sense of enclosure and day/sunlight implications (bearing in mind south and west facing windows) are not considered so significantly harmful to warrant the refusal of the application on this basis. In all respects it is considered that adequate provision is maintained for current and future occupiers of the neighbouring property. In terms of other occupiers on Amity Road, the proposals are considered too distant to result in significantly harmful outlook, visual dominance, overbearing / sense of enclosure and day/sunlight impacts.



- 7.10 In terms of overlooking and privacy matters, no windows are proposed on the side elevation of the proposed canopy enclosure, resulting in no concerns for any nearby occupier in this regard.
- 7.11 In terms of noise and disturbance, it is noted that as per section 4 above, Environmental Protection officers raised concerns about the impact of the proposals on nearby residents, owing to the nature of the use specified by the applicant. However, in the passage of time since the application in 2018, it has been confirmed that there have been no noise based complaints at the site to the EP team since prior to the application (latest in 2017). It was evident during the unaccompanied 2021 visit and the accompanied visit in 2018 that on site management of noise / minimising disturbance to neighbours is visibly demonstrated by the centre. Although the Covid-19 pandemic will have been likely to have reduced use of the centre in 2020 and 2021, there being no complaints to EP since the structures were installed in 2018 is pertinent. Moreover, planning officers consider, in the context of the relatively small increases in floorspace reference at paragraph 2.3 above, that the additional noise and disturbance caused specifically by the proposed works (over and above that possible prior to 2018) cannot be sustained as a significant concern. The lack of complaints in the intervening time, despite the acknowledged Covid-19 context, also weighs in favour of the proposals.



- 7.12 It is considered that the various conditions included on the original permission at the site would still stand and it is therefore not necessary to repeat these as part of this specific permission. The original permission secured the exact use, there being no sound reproduction/amplification equipment audible outside the side boundary and the hours

of use (later altered in 2012 - see relevant history section). These conditions remain robust and there is not considered to be a specific need to add any further specific condition to reduce possible noise/disturbance as a result of this specific proposal relating to the side canopy enclosure proposed.

- 7.13 With regard to artificial light, there is no indication that the proposals result in a significantly harmful impact over and above that previously possible. The roof material is acknowledged to enable light spill, but this is not considered to be of a level/nature to resist the proposals on this basis.
- 7.14 In terms of vibrations, dust and fumes, smells and crime/safety, there are considered to be no significantly adverse material impacts caused by the proposals in themselves.
- 7.15 For users of the centre, the proposed works will improve the quality of facilities at the site, which assists in improving standards for the local and wider community, as supported by policy. This is a tangible planning benefit of the proposals.
- 7.16 Therefore, in overall terms, the amenity impacts of the proposals are considered to comply with Policy CC8.

Transport

- 7.17 RBC Transport, as per section 4 above, have raised concerns about the potential impact on the transport system caused by the proposed development, with transport officers considering a lack of information has been submitted by the applicant. It is pertinent to note that at the time of the 100087 permission (lean-to canopy enclosure 31.5sqm) there were no transport objections at this time. This proposal seeks an additional 40.5sqm increase in internal floorspace over and above that rate. When considered within the context of the pre-2010 floorspace of 243sqm, these increases are considered to be relatively small in overall terms, as per paragraph 2.3 above. Accordingly, planning officers consider that the increase in floorspace is not in itself likely to have such an increase in demand for parking in the area to warrant resisting the proposals. Whilst acknowledging the already sensitive local parking context, the site is also in a highly sustainable location adjacent to a district centre, major bus routes on London Road and there are also two cycle hoops on the corner of Amity Road and London Road. As such, planning officers are content, particularly owing to the context of the canopy enclosure being in place since 2018, that the impact on the local transport system is not so severe to warrant the refusal of the application on this basis in this specific instance.
- 7.18 Please see the 'procedural points' section below for discussion regarding the on-site parking space. In terms of cycle parking, the SPD requires 1 space per 50sqm for places of worship. There is considered to be ample scope for cycles to be stored on site, without this being formalised by condition on this occasion.

Sustainability

- 7.19 It is acknowledged that policy CC2 requires the design of buildings to use energy, water, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. Non-residential minor developments are typically required to meet BREEAM 'very good' to demonstrate this. Given the retrospective nature of the application and the relatively small-scale nature of the proposal (which is more akin to a canopy enclosure rather than a typical extension, with the polycarbonate roof material resulting in a relatively short timespan before replacement is required) , it is considered in this specific instance that the inclusion of a

BREEAM condition would not be reasonable (one of the tests of any condition) and therefore it is not sought on this occasion. In respect of policy CC3, the site constraints (minimal options for locations for extensions) means that measures to adapt to climate change are limited, although the open nature of part of the proposed canopy enclosure shall assist in naturally ventilating the space in warmer months. The shallow pitch of the roof and the guttering on the boundary means that water runoff is integrated into the scheme.

Procedural points

- 7.20 Based on the planning history (see section 3 above) it is noted that the original permission in 2007 included a condition to maintain a disabled parking space on site. That space, as per the approved plan, would be consumed by the proposed canopy enclosure. In this regard it is noted that the 2014 streetview image of the site shows the space in a contrasting location to that shown on the 2007 approved plan. It is considered that there is still scope for a parking space to be retained on the site with the proposed structures in place. For example, during an unaccompanied site visit on 08/12/2021 a skip was located within the site, without impeding access to the rest of the site; this generally equates to the size of a parking space and therefore the proposal would not result in the loss of a disabled parking space at the site.



2014 Google streetview showing disabled parking space marked out (beyond left hand side of gate adjacent to the building; contrasting location than adjacent to 5 Amity Road on 2007 approved plan)

- 7.21 In addition, it is noted that the application is retrospective, with an extended enclosed/open sided enclosure being in place at the site since 2018. Furthermore, Condition 1 of planning permission 100087 states: *"The building which is the subject of this permission shall be removed and the land shall be restored to its former condition on or before 26/10/2015; in accordance with a scheme of works submitted to and approved in writing by the local planning authority before the above date"*. As the original lean-to remains in situ, a breach of condition of 100087 has also occurred. As such the entire structure is unauthorised, but this application seeks to regularise this.



7.22 In terms of CIL, the increase in floorspace is below 100sqm and, in any event, the chargeable amount for the proposed use is £0. As such, there is no CIL charge associated with the proposed development.

8. CONCLUSION

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

9. RECOMMENDATION

9.1 Grant planning permission

Conditions

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

PL/A412/03 - Location and site plan
As received 25/06/2018

PL/A412/01 Rev A - Pre-existing floor plans & elevations
PL/A412/02 Rev A - Existing floor plans & elevations
As received 02/08/2018

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

Informatives

1. For the avoidance of doubt, all conditions relating to previous permissions at the site (for example references 070782 [alternative reference 07/01029/FUL] and 110614 [alternative reference 11/00960/VARIAT]) remain in place at the site and are unaltered as a result of this permission.
2. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Separate approval under Fire Safety Regulations may also be required too. Please contact Building Control on 0118 937 2449 for advice.

3. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
4. 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 NOT APPLICABLE. 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