

DELEGATED APPLICATION REPORT - Application No.182188

Address: Former Zoar Strict Baptist Chapel South Street

Proposal: Proposed three storey building (with basement level) to provide 8 dwellings (3 x studio flats, 3 x 1 bedroom flats and 2 x 2 bedroom flats)

Case officer: Matt Burns

Site Description and Surrounding Area: The site was formerly host to the Zoar Strict Baptist Chapel which has now been demolished and the site is currently vacant. The site is located on the north side of South Street and is adjacent to the South Street Arts Centre (no. 21 South Street) to the west. Opposite the site are office buildings whilst adjacent to the east is a no. 25 South Street. No. 25 has most recently been marked as office accommodation but the planning history indicates the last lawful use was a small private school. Further to the east of no. 25 the terrace of buildings extends in variety of architectural styles.

The site is located within the Reading Central Area as defined by the Reading Central Area Action Plan and within an Air Quality Management Area (AQMA). The eastern boundary of the Market Place/London Street conservation area is 50m to the west of the application site.

Proposal: The application seeks full planning permission for a three storey (with basement level) to provide 8 dwellings (3 x studio flats, 3 x 1 bedroom flats and 2 x 2 bedroom flats).

Plans Considered:

Drawing no.s

03-12 rev P2 - First Floor Plan

03-13 rev P3 - Second Floor Plan

02-20 rev P2 - Landscape Plan

04-10 rev P3 - Section AA

05-10 rev P2 - South West Elevation

05-11 rev P2 - North West Elevation

05-12 rev P2 - South East Elevation

05-13 rev P2 - Proposed Site Elevations

Received by the Local Planning Authority on 4th April 2019

02-10 rev P2 - Block Plan as Proposed

Received by the Local Planning Authority on 29th January 2019

02-00 rev T2 - Site Location Plan as Existing

Received by the Local Planning Authority on 14th December 2018

03-10 P4 - Lower Ground Floor Plan

03-11 P4 - Ground Floor Plan

04-10 P4 - Section AA

Received by the Local Planning Authority on 22nd August 2019

Relevant Planning History:

161075/DEM - Application for prior notification of proposed demolition - Prior Approval Not Required

180964/FUL - Proposed nine flats within 4 storey unit - Withdrawn

Public Consultation:

Notification letters were sent to no.s 2-14 Bourne-Stevens Close, Flats 1-5 no. 1 Livery Close, no.s 7, 8 and 10 Southern Court South Street, Flats 1-17 no. 9 Southern Court, no.s 21 and 25 South Street, Flats 1-4 no. 27 South Street and South Street Arts Centre South Street and a site notice was also displayed at the application site.

15 letters of general comment have been received raising the following issues:

- The proposed residential development should not compromise activities at the adjacent South Street Arts Centre
- The impact on the limited existing on-street parking must be considered
- Affordable housing should be provided as part of the scheme

10 letters of objection have been received raising the following issues:

- The flats are too close to the South Streets Arts Centre which is a well-established live venue and must be protected as an important community and cultural asset
- An alternative to residential use of the land should be found
- The proposal does not adequately address noise and disturbance that may be associated with the existing Arts Centre.
- The developer needs to be responsible for soundproofing the development to a suitable standard

Consultation Responses:

RBC Transport: No objection, subject to conditions to secure a construction method statement, details of cycle storage, provision of bin store, restriction on access to on-street parking permits and to securing private bin collection arrangements by way of a section 106 legal agreement.

RBC Environmental Protection: No objection, subject to conditions to secure submission, approval and implementation of a noise assessment and mitigation scheme with the noise assessment to be carried out at time when there are live events being held at the South Street Arts Centre, a construction method statement to secure control of construction noise and dust and control of construction hours.

Berkshire Archaeology: No objection, subject to a condition to secure submission, approval and implementation of a written scheme of archaeological investigation.

RBC Natural Environment: No objection, subject to submission, approval and implementation of a hard and soft landscaping scheme and replacement planting.

Thames Water: Standing advice regarding waste and water services.

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.

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.

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

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

Reading Borough LDF Core Strategy (Adopted January 2008 - amended 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS34 Pollution and Water Resources

Sites and Detailed Policies Document - (Adopted October 2012 - amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

RC5 Design in the Centre
RC6 Definition of the Centre
RC9 Living in the Centre
RC4r 21 South Street

Supplementary Planning Documents & other relevant documents/guidance:

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2011)

Appraisal

- Principle
- Design and Impact on the Character of the Area
- Amenity of Surrounding Occupiers
- Standard of Residential Accommodation
- Unit Mix
- Sustainability
- Transport
- Natural Environment
- Archaeology
- Affordable Housing

Principle

The site is on previously developed land within the urban area and is therefore considered suitable for development in principle, subject to any other relevant policies relating to the existing or proposed uses. The site is cleared and has been for some time and therefore currently has a nil planning use. The proposed C3 residential use would provide an additional 8 dwellings to the Borough's housing stock, the principle of which would align with the broad objectives of Policy CS14 in assisting meeting annual housing targets whilst the location and accessibility of the site for residential development is considered to accord with Policy CS4.

Design and Impact on the Character of the Surrounding Area

Policy CS7 seeks to preserve or enhance the character of the area in which a development is located and Policy RC5 seeks to secure appropriate relationships between buildings, spaces and frontages within the centre of Reading. Policy CS33 seeks to preserve or enhance the character of the heritage assets.

The proposal seeks to use the site to extend the existing terrace of buildings on the north side of South Street. The footprint of the building would align with the building line of the existing terrace to the South Street frontage and retain the characteristic set back form along the road frontage. The eaves and ridge height of the proposed building would also align with that of no. 25 South Street to which the development would adjoin and which currently forms the end of the terrace. To the rear elevation the building would project marginally beyond the rear elevation of no. 25. The proposal would maintain a 0.8m gap to the west flank site boundary where the existing brick boundary wall with the vehicular access to the South Street Arts Centre would be retained. This vehicular access provides a natural break in the

street-scene from the terrace to which the proposal would adjoin at the Arts Centre building. In terms of general scale and massing the proposal is considered to be proportionate to the site, existing terrace of buildings and surrounding buildings.

There is significant change in levels across the site which slopes down steeply from South Street to the rear of the site towards Livery Close. The proposal seeks to take advantage of this by providing a lower ground floor level of accommodation. To the rear of the site this level of accommodation would be at ground level whilst presenting itself as a basement level to the South Street frontage with two light wells set within a small landscaped front garden area with tree and hedge planting set behind 1.1m high black metal railings. The presence of basement accommodation, light wells, small front garden/yard areas set behind railings is characteristic of the existing terrace and other properties to this side of South Street and therefore is considered to be in keeping, whilst the addition of landscape planting is considered to be a positive benefit to the street-scene.

The general character of the terrace of buildings to which the proposal would adjoin is enormously varied containing a wide range of materials, architectural and roof styles. Within the wider area the character is also very varied with large and quite utilitarian office buildings opposite the site with large windows and glazing panels and the adjacent red brick South Street Arts Centre to the west which has a contemporary mono-pitch side extension. The proposed development is overtly contemporary in terms of window placement and proportions, with large windows and with half and half recessed window/brick panel details as well as zinc-clad dormer roof projections and integrates these contemporary features with use of more traditional materials for the main facing brick, which is to be a buff blend to match no. 25, and a traditional slate roof. This design approach is considered appropriate and would assimilate with the very mixed character of the surrounding area, whilst the proposed use of materials and architectural detailing would present a proposal of good design quality.

Small frameless glazed juliet balustrades are proposed to the dormer roof projections. These would be discreet additions to the dormers and are not considered to detract from the character of the proposal or street-scene. There are a variety of much larger balcony/terrace additions to properties on the junction of South Street and East Street 50m to the west of the application site.

The development would be located sufficient distance (50m) from the adjacent Market Place/ London Street Conservation Area such that is not considered to materially impact upon its setting.

The proposal is considered to accord with Policies CS7 and CS33.

Amenity of Surrounding Occupiers

Policy DM4 seeks to protect the amenity of existing and future occupiers and Policies RC9 and CS34 seek to protect and mitigate development from pollution.

The proposal would not project significantly beyond the rear of no. 25 South Street and would not have any adverse impact on this property in terms of loss of light, overbearing impact or privacy. The proposal would retain a 20m separation to the flats directly to the rear of the

site at no.1 Livery Close which would accord with the minimum recommendation back to back separation distance for dwelling within Policy DM4 and is considered sufficient to prevent any undue overlooking or loss of privacy. Small, obscurely glazed windows are proposed to each floor of the west flank elevation of the building which would face the Arts Centre and prevent any overlooking in this direction.

A condition is also recommended to secure a construction method statement to detail how the construction of the development will be managed to protect the amenity of surrounding occupiers in terms of traffic movements, deliveries, noise and dust.

Subject to the above recommended conditions the proposal is considered to accord with Policies DM4 and CS4.

Standard of Accommodation and Amenity of Future Occupiers

Policy DM4 seeks that new development should not cause a significant detrimental impact to the living environment of new residential properties. Policy CS34 seeks to protect and mitigate development from pollution. Policy RC9 seeks to provide a suitable standard of accommodation for people living within the town centre.

The proposal would provide residential units of adequate size and which would be served by suitable levels of outlook and daylighting. All units would be dual aspect including the two flats to the basement which would be served by full windows/doors to the rear and light wells to the front.

The presence of the existing Arts Centre to the West of the site, which is an important live entertainment venue, is also a key consideration in the assessment of this application. The large majority of the objections and comments received about the application are concerns that new residential development so close to the Arts Centre would result in increase in noise/disturbance complaints and jeopardise its ability to function and be enjoyed the community. This particular issue is highlight within the 2018 and 2019 amendments to the NPPF which states that:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Environmental Protection Officers have reviewed the proposals and are satisfied that this issue can be satisfactorily addressed by way of condition to require a noise assessment and mitigation scheme to be submitted prior to the commencement of development. It is recommended that the condition makes specific reference to the Arts Centre Building and that the noise assessment should be carried out at times when there are live events on to

ensure that the development satisfactorily mitigates against potential noise levels during such events.

It is pertinent to note that a number of the large office buildings opposite the application site have been converted to residential use under applications for prior approval. This includes no. 10 Southern Court which is located directly opposite the Arts Centre building. This process is subject to an assessment of the proposals in terms of impact from surrounding commercial noise sources where noise assessment/mitigation schemes have been submitted and found to be acceptable. Therefore, it would seem reasonable that a similar scheme/approach could be adopted and achieved for proposed development.

In terms of internal noise transfer within the building suitably insulation would be secured under building regulations requirements.

The proposed development is considered to provide a suitable standard of accommodation for future occupiers and subject to the above recommended conditions would accord with Policies DM4 and CS34.

Policy DM10 seeks that useable private or communal amenity spaces to be provided are in keeping with the character of amenity spaces to the surrounding area. There is a wide range of amenity spaces within the surrounding area with some larger gardens providing both private or communal amenity space and then flats which are either just served by small balconies or in the majority of cases are not served by any private or communal space.

The proposal would provide two small rear private amenity spaces access from the two lower ground floor flats (1 x two bedroom flat and 1 x one bedroom flat). A modestly sized communal garden area is also proposed to the rear of the site which would be accessed via a side alley to serve the occupiers of the other flats within the development. This arrangement is not uncommon for developments of flats within the town centre and given the fairly constrained nature of the site the proposal is considered to provide a reasonable level of private and communal amenity space and to accord with Policy DM10.

Housing Mix

Policy RC9 (Living in the Centre) of the Reading Central Area Action Plan states that all proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. Ideally, a mixture of one, two and three bedroom units should be provided. Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Core Strategy also details that developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures. The range of units proposed with 3 x studio flats, 3 x 1 bedroom flats and 2 x 2 bedroom flats is considered an acceptable mix given the modest number of units proposed which falls below the specific thresholds of the Policy RC9.

Transport Issues

Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking relates matters relating to development.

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. It is within close proximity to frequent premier bus routes that run to and from the town centre.

The application does not propose to provide vehicle parking and this is considered acceptable in this instance given the central and sustainable location of the site. A residential parking scheme operates in the area, therefore unauthorised on street parking is controlled and managed through the administration of the. Residents of the new development would not be entitled for a Residents Parking or Visitor Permits and this would be secured by way of suitably worded conditions. In addition to this there are on street parking restrictions in the form of double yellow lines, time restricted bays and private parking restrictions in place which will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

A cycle store for 6 cycles is proposed to the rear of the site accessible by the side alleyway within the site from South Street and separate independent cycle stores are proposed for the two lower ground floor flats within their private amenity space. This would exceed the standard level of provision and is considered acceptable. Details of type and appearance of the cycle stores are to be secured by way of condition.

A bin store is proposed to be located to the rear of the site also accessible via the side alleyway from South Street. However, the bin store would be located more than the recommended 15m from the collection point on South Street and due to site levels would require the bins to be moved across a steep gradient. The location of the bin store would therefore not be suitable for RBC bin collections services. Due to the constrained nature of the site there is limited scope for a bin store to be positioned elsewhere, other than to the site frontage which would not be acceptable in appearance terms and would impact negatively on the character of the street. To overcome this issue the applicant has agreed to enter into a section 106 agreement to secure either a private refuse collection service for the site or to secure a site provision of site janitor who would be responsible for the bring out and putting away the bins on collection day.

Subject to the recommended conditions and section 106 terms there are no transport objections to this application which is considered to accord with Policies CS20, CS24 and DM12.

Sustainability

Policies CS1 and DM1 seek that proposals should incorporate measures which take account of climate change.

A sustainability assessment forms part of the design and access statement which demonstrates a number of sustainability measures including efficiently rated appliances and fittings and the introduction of landscaping to the site. In this respect the proposal is considered to accord with Policies CS1 and DM1.

Affordable Housing

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and these changes have now been incorporated within the 2019 version of the NPPF.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

Reading Borough Council has been considering its options for implementing its affordable housing policy in the light of this decision.

At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf).

Having considered its options, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

The Council's position on affordable housing has been supported by a significant number of appeal decisions which note the acute need for affordable housing within the Borough.

As per Policy DM6 for a scheme of between 5 and 9 units a 20% on-site provision of affordable is sought. The proposed development is for 8 units and therefore this on-site provision equates to 1.6 units. The application is proposing to provide 1 on site unit only at affordable rent level. It is proposed to provide one of the larger 2 bedroom units and lower ground floor level with its own small rear amenity space as the affordable units. It is not proposed to provide the remaining 0.6 provision by way of an additional contribution towards off-site affordable housing provision within the Borough. Given the generous layout, size and accessibility of the ground floor unit proposed as affordable housing as well as the tenure proposed officers are satisfied that the affordable housing offer is acceptable in the context of Policy DM6, the provision of which is to be secured by way a section 106 legal agreement.

Community Infrastructure Levy

The proposal seeks to create 8 new residential dwellings and as such is liable for the Community Infrastructure Levy based upon a new floor space of 434m².

Archaeology

Whilst not within an identified Area of Archaeological Potential the site is located directly adjacent to such an area. Due to the close proximity of the site to an area of archaeological potential Berkshire Archaeology have advised that submission, approval and implementation of a scheme of archaeological investigation should be secured by way of condition in accordance with Policy CS33 (Protection and Enhancement of the Historic Environment).

Matter Raised in Representations

The issues raised are considered to have been addressed in the appraisal section of the report above.

RECOMMENDATION:

GRANT Full Planning Permission, subject to satisfactory completion of a section 106 legal agreement to secure private refuse collection arrangements and on-site affordable housing provision and the following conditions.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

03-12 rev P2 - First Floor Plan

03-13 rev P3 - Second Floor Plan

02-20 rev P2 - Landscape Plan

04-10 rev P3 - Section AA

05-10 rev P2 - South West Elevation

05-11 rev P2 - North West Elevation

05-12 rev P2 - South East Elevation

05-13 rev P2 - Proposed Site Elevations

Received by the Local Planning Authority on 4th April 2019

02-10 rev P2 - Block Plan as Proposed

Received by the Local Planning Authority on 29th January 2019

02-00 rev T2 - Site Location Plan as Existing

Received by the Local Planning Authority on 14th December 2018

03-10 P4 - Lower Ground Floor Plan

03-11 P4 - Ground Floor Plan

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. **No development shall take place** until details of the materials to be used in the construction of the external surfaces of the development including all external facing materials, external fixtures, fittings, window frames and mortar and details of window and doorway reveals have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policies CS7 and RC5.

4. **No development shall take place**, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:
- 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
 - location on site for storage of plant and materials used in constructing the development
 - the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
 - any footpath closures or road closures needed during construction
 - wheel washing facilities on site
 - a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

5. (a) **No development shall take place** until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.
- (b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.
- (c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

6. No dwellings hereby permitted shall be occupied until the bin store shown on approved drawing no. 03-10 rev P3 received by the Local Planning Authority on 4th April 2019 has been provided and the bin store shall be retained thereafter for use by occupiers of the dwellings 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 CS7.

7. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

8. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

9. **No development shall take place** until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. The assessment shall include specific considerations and mitigation of the noise impact of the adjacent South Street Arts Centre and shall include noise measurements

when there are live events taking place at the Arts Centre. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing and shall be retained in accordance with the approved details thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies DM4 and CS34.

10. **No development shall take place** before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34.

10. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Policy CS34.

12. **No development shall take place** within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded so as to advance our understanding of their significance in accordance with national and local plan policy and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy CS33.

13. **No development shall take place** until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

14. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Ppolicy CS7

15. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

Informatives

1. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
2.
 - 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.

3. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
4. 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.
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they 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.
7. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
8. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
9. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
10. 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