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Our Ref: 190610

Your Ref: PP-07782604

Direct ☎:

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30 April 2020

Your contact is: Mr James Overall, Planning

Dear The Keen Partnership,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190610

Application type: Approval of Conditions

Address: 470-478 Oxford Road Reading RG30 1EF

Proposal: Discharge of conditions 3, 4, and 8 of application 162355

I refer to your application as described above.

Condition 3 - Materials to be approved

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 fixtures, fittings, window frames and mortar and details of window and doorway reveals (insert as appropriate) 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 Policy CS7.

The submitted details in the form of two elevational plans (references: CN-02 Rev A, CN-03 Rev A) and the schedule of materials; is sufficient to discharge this condition. The proposed materials are considered to respect the character of the area, and the street scene and will not have a detrimental impact.

Condition 4 - Landscaping

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.

The Landscaping Officer has confirmed that parts b), c) and d) are acceptable to be discharged with the additional information provided on 24th April 2020. Notably the revised Landscape Proposals Plan received on this date, replaces the originally submitted version.

Part a) to do with hard surfacing materials has been left in the hands of the Case Officer, and this is considered to be acceptable based upon the submitted details received on 24th April 2020.

It is therefore considered that the details received are sufficient for the discharge of condition 4 in relation to Landscaping.

Condition 5 - Boundaries

No development shall take place until there has been submitted to and been approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality in accordance with Policy CS38 and Policy CS7.

The submitted details in the form of a plan reference CN-05 is considered sufficient to discharge this condition.

Condition 6 - Ventilation and Extraction

No development shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and running specifications have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained and maintained in accordance with the approved specifications.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy DM4.

The Environmental Health department provided comments on 9th January 2020, which states, "The information submitted for the discharge of condition 6 relates to the MVHR system for

residential units. If this is the intention of the condition then this seems to be suitable to provide ventilation for future occupants.

Alternatively, if there are commercial A3 use premises associated with the application and this condition relates to that, then the applicant will need to supply information on how noise and odour will be controlled from the kitchen extract system. This should refer to Defra's Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005)".

The original permission, to which these conditions relate was for the demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit (Class A1) and nine new residential flats (Class C3) with associated parking, amenity space and landscaping.

Since the original permission does not grant permission for a commercial A3 premise, it is considered that the provided information which relates to ventilation is sufficient for the discharge of condition 6.

Condition 7 - SuDS

No development shall take place until full details of a SuDS Drainage management plan, based on submitted Surface Water Drainage Strategy 2016/D1261/DS1.2 for the implementation, maintenance and management of the sustainable drainage scheme, have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable

drainage scheme throughout its lifetime.

Reason: In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

On 10th January 2020, it was confirmed by Reading Borough Council's SuDS Officer that the submitted documentation has been reviewed and is sufficient in meeting the requirement of the condition. As such condition 7 can be discharged.

Condition 8 - Construction Method Statement

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.

The Transport department has confirmed that the submitted Construction Method Statement is sufficient to discharge condition 8.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email.

Yours sincerely,

Mr James Overall
Planning Officer