

DELEGATED APPLICATION REPORT

Address: 85 Bedford Road, Reading

Application No: 200960/VARIAT

Proposal: Variation of condition 2 (approved plans) of planning permission 161768 [Conversion of existing building into 2 flats], namely for various minor material amendments including the retention of an external stair access to basement level for ancillary space for the ground floor flat, a boundary wall, the removal of a corner window, replacement windows and door, and the provision of a cycle store and altered bin store facilities (part-retrospective application) (amended description)

Applicant: Mr B Shehu

Date received (valid from): 18/08/2020

Target Decision date: Originally 13/10/2020, but an extension of time has been agreed until 18/02/2021 to enable the s106 legal agreement to be completed

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises a two-storey (and basement) building on the corner of Bedford Road and Great Knollys Street. It was previously in employment use (Hill's Rubber Company Ltd manufactured natural and synthetic rubber based products as a Class B1(c) light industrial use), but was granted planning permission in 2016 for conversion to two flats (see relevant history below). This permission has been implemented, as per the information submitted with this application. Around the same time of the original permission a separate planning permission granted the demolition of a single storey element connected to the application site building (fronting Great Knollys Street) and the erection of two separate new dwellings, with two off-street parking spaces located between the new dwellings and the existing building. This has been implemented too. Both 2016 applications were considered by the Planning Applications Committee on 07/12/2016.
- 1.2 The application site is located within a predominantly residential area, typically with rows of terraced houses and supplemented with some commercial properties. The application site is not listed, nor located within a conservation area, but is within an air quality management area. It is located outside of the Reading Central Area, albeit the boundary is further along Bedford Road at the closed swimming pool site.

2. The Proposal & procedural background

- i. The applicant is seeking to vary condition (approved plans) of planning permission 161768, which granted the conversion of the existing building into 2 flats.
- ii. More specifically, the application is seeking to make various minor material amendments, some of which are sought retrospectively (as it is evident from the information submitted with this application that some of the proposed works have already taken place) and some which are now freshly proposed.
- iii. Accordingly, it is clarified that the following works are sought retrospectively:
 - retention of an external stair access (fronting Bedford Road) to basement level for ancillary space for the ground floor flat, with a door and window at basement level (formed as a result of the lightwell created) and a railings around the access at ground floor level (fronting onto Bedford Road, but accessed from Great Knollys Street
 - provision of a brick boundary wall on the corner of the site (fronting both streets),
 - the removal of a corner window at ground floor level - infilled to match existing,
 - the retention of the original door opening on Bedford Road (approved on the original permission to be infilled - essentially this element represent an under-implementation of the original permission, with this application seeking to formalise this)
 - replacement windows - more specifically this involves:
 1. The first floor windows to Bedford Road have been reduced in depth, with the lower section infilled with brickwork seeking to match the existing.
 2. The ground floor windows to Great Knollys street have had the depths reduced by raising the cill levels, with the lower section infilled with brickwork seeking to match the existing.
 3. Glazing bars are included within the ground floor windows fronting Great Knollys Street (closest to the junction with Bedford Road), in contrast to the approved elevation which showed a single pane of glass.
 4. The annotation on the approved elevation specifies that the windows would be painted timber; in contrast the proposals show that UPVC windows have been installed.
- iv. The following works are newly proposed works as part of this application:
 - provision of a cycle store in the forecourt area fronting Bedford Road
 - provision of altered (in comparison with those approved at the time of the original permission) bin store facilities in the forecourt area fronting Bedford Road - a changed location in comparison with the original approval.
- v. Prior to the validation of the application the extent of the proposed works (both retrospectively and newly proposed) were clarified with the applicant. During the course

of the application the exact location of the cycle store was altered to address transport observations. Furthermore, it was originally proposed for the use of the basement space to be ancillary storage for occupiers of both the ground and first floor flats. During the course of the application the applicant altered this so that the space would only be able to be used by the ground floor flat.

- vi. From a procedural perspective, relevant guidance from PPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission under section 73?

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the [guidance for use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of ‘minor material amendment’?

There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Annex A: summary comparison table Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

3. Public Consultation

i. Neighbour Consultation

Nearby occupiers were consulted by letter, as sent on 21/08/2020 and expiring on 11/09/2020. Owing to the Coronavirus pandemic a site notice was sent to the applicant to erect.

No responses have been received.

The original application was considered by the Planning Applications Committee. Following changes to the scheme of delegation in April 2020, this application is no longer automatically required to be considered by elected members and can instead proceed under delegated powers.

A site visit was not possible owing to the on-going Coronavirus pandemic. Officers have relied on the various photographs provided by the applicant with the submission as part of the assessment of the application.

4. Consultations

RBC Transport Development Control advise that the originally proposed cycle parking facilities did not accord with the space standards (as per chapter 5 of the Parking SPD), as there was not enough room for a bike to get in and out of the store; there should be 1.2m, but only 1m was provided. Officers preference would be for cycle parking to be at ground level (as this is the most convenient location for cycle parking), so the applicant was asked to revise the layout. This was duly completed by the applicant and RBC Transport Development Control subsequently confirmed that the revised layout was acceptable.

5. Plans Considered

i. Approved plans as part of 160768:

E.01 Existing Cellar, Ground & First Floor and Site Plan

E.02 Existing Front, Rear and Flank Elevations

E.03 Existing Sections

15 468 PL01 Proposed Ground and First Floor Plans, Site Location and Block Plans

15 468 PL02 Existing and Proposed North Street Scene, Elevations and Section

15 468 PL03 Proposed Roof Plan

15 468 PL04 Existing and Proposed Floor Areas

Received by the local planning authority on 20th September 2016

Plans now proposed:

BS85-BR:02 Rev A Proposed Bin Store
As received 07/07/2020

15 468 PL02 Rev R1 Existing and Proposed North Street Scene, Elevations and Section;
As received 18/08/2020

BS85-BR:01 Rev B Proposed Cycles Store
As received 25/09/2020

15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans
As received 11/10/2020

The following supporting information was also submitted:
Planning Support Statement by Rammurti Design Ltd dated June 2020 Ref Revision A 08/2020
As received 18/08/2020

6. Relevant Planning History

Application site

161768 - Conversion of existing building into 2 flats. Granted 14/12/2016.

181465 - Non material amendments to planning permission 161768 (Conversion of existing building into 2 flats) including various fenestration alterations, provision of rooflights in north and west roofslopes, retain the Bedford Road elevation entrance door and build a boundary wall on the Bedford Road frontage. Withdrawn 4/10/18.

200737 - Discharge of conditions 4 (Postal addresses) and 6 (Cycle store) of permission 161768. Current application under consideration. A flexible extension of time has been agreed for this approval of details application to be determined once this s73 application has been determined.

Adjoining site fronting onto Great Knollys Street (also referred to as 85 Bedford Road and under the same ownership of the then applicant at the time of the original 2016 permission)

161767 - Demolition of existing single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking. Granted following completion of s106 legal agreement 18/04/2017.

180092 - Non-material amendments to planning permission 161767 (erection of 2 semi-detached two bedroom houses) to alter the kitchen/dining room windows/doors and internal alterations to form a third bedroom or study. Agreed 02/02/2018.

181300 - Discharge of conditions 3 (materials), 4, 5 & 6 (contaminated land) and 11 (access construction) of planning permission 161767. Conditions discharged 11/09/2018.

7. 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.

8. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan 2019.

As per the PPG, the local planning authority should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The 'National Planning Policy framework' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan 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 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019

National Planning Policy Guidance

Reading Local Plan 2019

CC1 Presumption In Favour Of Sustainable Development

CC2 Sustainable Design and Construction

CC6 Accessibility and the intensity of development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

CC9 Securing Infrastructure

EN3 Loss of Employment Land

EN15 Air Quality

H2 Density and Mix

H3 Affordable Housing

- H5 Standards for New Housing
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- TR1 Achieving the Reading Transport Strategy
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Parking

Supplementary Planning Guidance

Revised Parking Standards and Design SPD 2011

Revised SPD on Planning Obligations under Section 106 (2015)

10. Appraisal

It is considered that the simplest and most efficient means of assessing the proposals is to assess the changes in turn to lead to an overall conclusion.

- A) retention of an external stair access to basement level for ancillary space for the ground floor flat

As part of the original permission the existing cellar was not proposed to be used; this application seeks to create separate external access to the space, facilitated through the creation of a lightwell, fronting Bedford Road, accessed from Great Knollys Street and featuring railings to enclose the lightwell at ground floor level, an external light and a window / door at basement level. These works have already taken place, as evidenced by the photographs accompanying the application. In design terms the lightwell and associated works have been undertaken in a sensitive manner, with no issues raised with the design quality or finished appearance of this element of the proposal.

The applicant has annotated on the plan, following revisions during the course of the application (it was originally proposed for the space to be used as a store for both units), that the basement space will be a 'basement for the exclusive use for ground floor apartment'. There are no in-principle concerns with the use of the space for ancillary functions to the ground floor flat which has already been created. However, owing to its separate access (from the built lightwell), its lack of an internal connection between the floors, having its own external facilities (access) and the potential for self-sufficient internal features (e.g. a kitchenette and en-suite bathroom could quite simply be incorporated), it is considered necessary to secure this ancillary use via s106 legal agreement. The factors detailed above are all those referenced at paragraph 4.4.76 of the supporting text to Policy H9. Essentially, this safeguard is considered reasonable and necessary to ensure the space in practice is ancillary to the ground floor unit, and prevent it becoming (for example) a self-contained flat in itself (as the quality of accommodation is considered to be extremely limited at this point, with a lack of light, outlook, sense of enclosure and the undersized nature of the space immediate concerns which makes it wholly unsuitable for separate self-contained accommodation).

Following discussions during the course of the application, the applicant has agreed to the principle of entering into a s106 legal agreement on this basis. It is considered that

the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development. With this matter secured through legal agreement the proposals are considered to be appropriate in this regard.

B) provision of a brick boundary wall on the corner of the site (fronting both streets)

A low front boundary wall has been introduced at the site; this is comparable in scale and appearance to others along Bedford Road in particular. It also helps identify what is public and what is private land, helping to enclose the proposed bin/cycle facilities. Accordingly, no design or amenity concerns are raised with this element of the proposals.

C) the removal of a corner window at ground floor level - infilled to match existing,

Although the corner window was considered to be a positive feature of the building under its former use, it is accepted from a practical perspective for the now residential use, it is not the most functional location or form for future occupiers of the ground floor flat. Its replacement with a solid feature (matching the rest of the building at this point) is not considered a harmful addition. Sufficient outlook is maintained and no harmful reduction in day/sunlight to future occupiers would occur. Consequently, no issues are raised with this element of the proposal.

D) the retention of the original door opening on Bedford Road

The original permission sought to block up the existing door on the Bedford Road frontage, with cycle storage taking place in the adjacent area on the forecourt. The applicant considers that the door acts as a positive feature (which is shared by officers) and has therefore retained the existing door position, effectively under-implementing the previous permission at this point. No design or amenity concerns are raised, with this assisting the internal layout of the ground floor unit, and as will be explained separately below, does not unduly compromise the cycle storage facilities. Accordingly, this change is considered acceptable.

E) replacement windows

This element of the scheme involves a number of different elements. First, the depth of the first floor windows to the Bedford Road elevation and ground floor windows to Great Knollys Street have been reduced in depth, with the lower section infilled with brickwork matching the existing. Whilst acknowledging that this does represent a change in appearance to the building, it is not considered to unduly harm its character, with the replacement brickwork evidently (based on the photographs supplied) a suitable match for the existing. The reduction in size of the windows is not considered to compromise the quality of accommodation for occupiers (no significant reduction in outlook or access to day/sunlight) or result in any fundamental design concerns; the character of the original building is sufficiently maintained.

Another element is that the large single paned windows on the Great Knollys Street elevation have been replaced with windows which include a number of glazing bars. Given the change in use, this alteration is acceptable and creates a more uniformed appearance with the remainder of the building.

Moreover, it would appear that there has been a change in material in the windows, with the pre-existing/approved timber painted windows replaced with UPVC windows. Although this is considered a regrettable change, it is also recognised that the building is outside a conservation area and is not locally listed; also set within the context of nearby properties (a number of which include replacement windows of lesser quality to those installed at the application site building) and that the proposed windows do include characterful glazing bars at least, the level of harm is not considered so high to warrant the refusal of this application. The fact that the windows have already been installed are also another factor, albeit it has been given less weight than the aforementioned factors.

Hence, in overall terms, the window changes are considered appropriate in design terms, do not compromise the quality of accommodation for occupiers and would not lead to increased (over and above the already approved scheme) loss of amenity for any nearby occupiers.

F) provision of a cycle store in the forecourt area fronting Bedford Road

As per the transport observations at section 4 above, the facilities are sufficient in terms of their number and design, following the submission of revised plans during the course of the application. It is acknowledged in design terms that the provision of a cycle store in the forecourt area is not ideal, but it has been positioned away from occupiers and the immediate public realm to reduce the amenity impacts. On balance, this element is considered appropriate. In light of the information submitted with the application, original condition 6 can be altered into a compliance condition. As the other elements of the permission have already been undertaken, it will be stipulated that the bike store shall be installed and ready for use within 6 months of this decision, to ensure there is still a requirement for this to be carried out and providing a reasonable timeframe to do so.

G) provision of altered bin store facilities

In comparison with those approved at the time of the original permission, the bin store facilities in the forecourt area fronting Bedford Road have changed in location and form. Transport officers have raised no objection with the facilities. The same conclusions are reached regarding the appearance/prominence of the store to those noted above in relation to the cycle store. At the time of the original approval suitable facilities were shown on the plan, meaning that there was not a specific compliance condition and instead the provision of waste storage facilities were controlled by the approved plans condition. In the context of this being only one of two elements of this proposal not sought retrospectively, it is considered reasonable and necessary in this instance for a compliance condition to be included, to ensure that the facilities hereby approved are actually implemented. Like the cycle store, it is considered that a 6 month time period

is reasonable for this to be installed, with the condition also detailing that the facility should be retained/maintained thereafter. This forms another new condition in the context of the original permission.

H) Other matters

It is relevant to note that PPG states that LPAs must consider the Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Moreover, LPAs focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission. With this in mind it is relevant to note that since the original permission in December 2016 the national and local policy context has changed, with the most recently altered NPPF in 2019 and the new local plan adopted in November 2019. In the context of the previous permission having begun and being close to completion (given APPCON 200737 is outstanding at the time of writing) however, there is no context to revisit the principle land use matters or affordable housing considerations. As has been shown in the above appraisal, the proposals are considered appropriate in design, amenity and transport terms. With regard to sustainability, whilst noting that the current standards are more stringent than the old local plan, given no issues were raised previously (e.g. no BREEAM condition) and the practicalities of seeking to retrofit measures at this time, there is considered to be no scope to explore this further. There was no legal agreement necessary with the original permission and none is required in this instance either.

I) CIL

In correspondence with the Infrastructure monitoring officer during the course of the application, it is advised that it would be difficult to demonstrate that the basement floorspace is 'new' floorspace in terms of CIL for this application. The applicant has clarified that the basement was pre-existing and no new area is being created and should therefore not be CIL liable. The monitoring officer is content that the basement space is not liable in this specific instance.

J) Conclusion

In overall terms it is considered that the proposals accord with the development plan and all other material considerations, which enables this variation of condition application to be supported, subject to the referenced new and altered conditions and a s106 legal agreement to secure the use of the basement floor as solely ancillary accommodation for the ground floor flat.

Recommendation

Grant variation of condition 2.

In line with the PPG, all of the original conditions (as part of 161768) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red. Officer notes explaining the changes are also detailed in green.

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

Condition 1 of the original planning permission (3 years for implementation - Ref 161768/FUL) is no longer relevant, as the permission has already begun.

The altered condition is self-explanatory.

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

E.01 Existing Cellar, Ground & First Floor and Site Plan;
E.02 Existing Front, Rear and Flank Elevations;
E.03 Existing Sections;
15 68 PL01 Proposed Ground and First Floor Plans, Site Location and Block Plans;
15 68 PL02 Existing and Proposed North Street Scene, Elevations and Section;
15 68 PL03 Proposed Roof Plan;
15 68 PL04 Existing and Proposed Floor Areas
received by the local planning authority on 20th September 2016.

Reason: To clarify which plans have been approved.

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

E.01 Existing Cellar, Ground & First Floor and Site Plan;
E.02 Existing Front, Rear and Flank Elevations;
E.03 Existing Sections;
As received 20/09/2016.

BS85-BR:02 Rev A Proposed Bin Store
As received 07/07/2020

15 468 PL02 Rev R1 Existing and Proposed North Street Scene, Elevations and Section;
As received 18/08/2020

BS85-BR:01 Rev B Proposed Cycles Store
As received 25/09/2020

15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans
As received 11/10/2020

Reason: To clarify which plans have been approved.

Officer note: This condition has been updated to reflect the plans submitted in this application.

3. Any materials to be used in refurbishment of the external surfaces shall match those used in the existing building.

Reason: To ensure that the development remains in keeping with the existing building.

Any materials to be used in refurbishment of the external surfaces shall match those used in the existing building unless where otherwise stated on the approved plans.

Reason: To ensure that the development remains in keeping with the character and appearance of the existing building, in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Wording updated to reflect that there are some changes in comparison with existing materials (e.g. timber / UPVC windows). Additional clarity, including a policy context, added to the reason for the condition.

4. The accommodation hereby approved shall not be occupied until the Council has been notified in writing of the full postal address the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

Condition 4 of the original planning permission (submission of postal address details prior to occupation - Ref 161768/FUL) is no longer relevant, as the RBC Street Naming & Numbering team has confirmed to the LPA that the full postal addresses for the two flats were confirmed on 16/01/2018 as Flats 1 & 2, 85 Bedford Road, Reading, RG1 5EY.

The altered condition is self-explanatory.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the accommodation hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) 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 Policies TR3 and TR5 of the Reading Local Plan 2019.

Updated to reflect current standard wording and conditions in the 2019 Local Plan.

6. Prior to occupation of the residential units hereby permitted, details of secure, covered and lockable bicycle storage spaces shall be provided in accordance with a layout to be submitted to the Local Planning Authority for approval in writing.

Reason: To ensure travel by sustainable alternatives to motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Within 6 months of this decision the bicycle parking facilities shall be provided in accordance with the plans hereby approved (BS85-BR:01 Rev B Proposed Cycles Store

As received 25/09/2020 and 15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans As received 11/10/2020). The facilities shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Local Plan 2019.

The cycle parking details submitted with this application are acceptable, so this essentially becomes a compliance condition following implementation (now including the requirement for them to be kept available thereafter). As cycle and waste storage are the only two elements of this proposal not sought retrospectively, a timeframe of 6 months to complete the works are considered reasonable.

7. The existing "Hill's Rubber Co Ltd" painted sign at first floor, east elevation (side) indicated on approved drawing 15 468 PL02 dated 20th September 2016 (and any subsequent replacement drawing approved by the local planning authority), shall be retained in its current position and form at all times hereafter and shall not be altered.

Reason: To preserve the heritage significance of the non-designated heritage asset and the character and appearance of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008.

The existing "Hill's Rubber Co Ltd" painted sign at first floor, east elevation (side) indicated on approved drawing 15 468 PL02 Rev R1 Existing and Proposed North Street Scene, Elevations and Section, as received 18/08/2020, (and any subsequent replacement drawing approved by the local planning authority), shall be retained in its current position and form at all times hereafter and shall not be altered.

Reason: To preserve the heritage significance of the non-designated heritage asset and the character and appearance of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition updated to reflect the now approved elevation plan and relevant local plan policy. Based on photographs the applicant has repainted the sign in the recent past, which is welcomed.

8. NEW CONDITION - refuse and recycling

Within 6 months of this decision the refuse and recycling facilities shall be implemented fully in accordance with those details shown on the approved plans (BS85-BR:02 Rev A Proposed Bin Store as received 07/07/2020; 15 468 PL01 Rev R3 Proposed [Basement] Ground and First Floor Plans, Site Location and Block Plans As received 11/10/2020) and thereafter be retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5 and CC7 of the Reading Local Plan 2019.

As per section 10 G of the appraisal.

Informatives

1. The Local Planning Authority has been positive and proactive in dealing with the planning application by advising on matters to make the proposal acceptable and dealing with the application in a timely manner.

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.

2. The occupiers of the accommodation will not be 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015). The site is located close to local facilities, with frequent public transport services on nearby roads. Conditions 4 and 5 above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

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.

3. Noisy construction, demolition and associated activities should be restricted to between the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, with no noisy works taking place at any time on Sundays or on Bank/Public Holidays. There should be no burning of waste on the site.

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

4. 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.

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.

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.

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.