

DELEGATED APPLICATION REPORT

Application No: 181600/FUL

Address: 357 Gosbrook Road, Caversham, Reading

Proposal: First floor extension to two dwellings (units 03 + 04), for the implemented applications 161498 and 150863

Applicant: Thamescourt Developments Ltd

Date received (valid from): 10/09/18

Target Decision date: Extension of time agreed until 02/04/19

Case officer: Jonathan Markwell

Site Description and Surrounding Area: The application relates to single storey (but equivalent of two-storey in the context of the adjoining residential terrace) end of terrace flat roof building on the south side of Gosbrook Road. The site is a corner plot at the junction with Coldicutt Street. Opposite the site is St John the Baptist Church but the surrounding area predominantly consists of terraced and semi-detached residential properties of mixed character. The ground floor has consented change of use to residential under application reference Prior Approval 150863; this has been implemented and is under construction, as per the officer site visit on 30/11/18. Application 161498 granted planning permission for external alterations to aid in facilitating Prior Approval 150863. In addition, permission 170938 granted permission for a first floor extension for units 1 and 2 to become maisonettes rather than ground floor single storey units.

The site is located within flood zone 2 as designated by the Environment Agency. The site is also located within an Air Quality Management Area. The application site is not listed, nor within a conservation area.

Proposal: This is an application for planning permission for a first floor extension to provide additional accommodation for two dwellings (units 03 + 04), approved under applications 161498 and 150863 (and also in conjunction with 170938 - which has already granted a first floor extension at the northern end of the building for units 01 & 02). It is understood that the intention of the applicant, should permission be granted, to implement this permission in conjunction with the previously granted prior approval to convert the ground floor of the property to residential use - which based on the officer site visit on 30/11/18 is under construction but not yet complete. The proposed first floor accommodation would enable the rear two units to be enlarged by way of a second floor (first floor level), access being

obtained by of a staircase within the respective ground floor units, and creating 2 x 2 bed units.

The materials would comprise Pagus grey brick / Renaissance red brick (to match the brickwork already implemented on the Gosbrook Road frontage / the Coldicutt Street replacement boundary wall - the originally proposed part rendered finish on the Coldicutt Street elevation was changed to renaissance red brickwork during the course of the application, following officer feedback) with a part flat roof, part sloped roof (on the boundary with No. 359) and glass and metal doors and windows.

This application has been submitted following a pre-application enquiry, which itself followed a withdrawn application for a first floor extension earlier in 2018 (see relevant history section below).

Plans and Documents Considered:

Existing Survey & site (before any works)

160-02-01 P2 site location plan, as received 31/10/18

As existing application "implemented prior approval 150863 and also incorporating alterations approved by 161498 "

160-02-02 P2 as existing block plan, as received 18/10/18

160-03-01 P1 existing floor plan (ground), as received 18/10/18

160-03-02 P1 existing roof plan, as received 18/10/18

160-05-01 P1 existing front and rear elevations, as received 18/10/18

160-05-02 P1 existing side elevation and section as existing, as received 18/10/18

Previous planning application "as approved" - 170938

160-03-30 P1 ground floor plan, as received 18/10/18

160-03-31 P1 first floor plan, as received 18/10/18

160-05-30 P1 east and west elevation, as received 18/10/18

160-05-31 P1 north and south elevation and section, as received 18/10/18

Current planning application "as proposed"

160-02-40	P2	"as proposed" block plan, as received 18/10/18
160-03-40	P3	"as proposed" ground floor plan, as received 18/10/18
160-03-41	P3	"as proposed" first floor plan, as received 18/10/18
160-05-40	P7	"as proposed" east and west elevation, as received 10/01/19
160-05-41	P2	"as proposed" north and south elevation, as received 18/10/18
160-05-42	P2	"as proposed" section B-B, as received 18/10/18

Physical samples of Wienerberger renaissance red multi and pagus grey/black bricks, as received 10/01/19

Materials schedule, as received 13/12/18

160-03-80 P Existing and proposed site water volumes, as received 18/10/18

Environment Agency FRA note, dated 08/05/2015, as received 10/09/18

Planning Application - Design Statement Rev 1 - Jan 2018 by Colony Architects, as received 10/09/18

Relevant Planning History:

150815 Certificate of Lawfulness for proposed use as 4 x C3 units - Withdrawn

150863/RPA Change of use of building from Class A1 (retail) to C3 (dwellinghouses) to comprise 4 x 1 bed flats. Prior Notification under Class IA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Prior Approval Given

161498/FUL Alterations to the existing building which includes the new door and windows openings, additional storage sheds and a corner extension. Permitted 9th March 2017

170938 - First floor extension to two dwellings (units 01 + 02), for the implemented applications 161498 and 150863. Granted following completion of s106 legal agreement 16/2/2018.

180382 - First floor extension to two dwellings (units 03 + 04), for the implemented applications 161498 and 150863. Withdrawn 25/04/18. Subsequent to this a pre-planning enquiry was submitted and a response provided.

Consultation Responses

Transport: The site achieved prior approval for a change of use of building from Class A1 (retail) to C3 (dwellinghouses) to comprise 4 x 1 bed flats in July 2015. This application consists of a first floor extension to two dwellings (units 03 + 04) which would increase the size of the units to 2 bedroom flats. Units 01 + 02 sought approval for a first floor extension under application no. 170938 which was permitted in February 2018.

It should be noted that the parking layout was approved under application 150863 which provided 3 parking spaces at the front of the site fronting onto Gosbrook Road and two parking in the yard to the rear accessed from Coldicutt Street.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per one or two bedroom unit. Given that the proposal will not increase the demand for parking over and above the current requirements, there are no transport objections to this application. It is, however, noted that the development will result in an undercroft parking area to the rear accessed from Coldicutt Street.

Bin storage and cycle storage are also located within the yard area with easy access to the public highway which is acceptable.

There are no transport objections subject to the conditions below:

DC1 Vehicle parking space provided in accordance with approved plans

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12.

DC3 Bicycle parking space provided in accordance with approved plans

No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan. The facility 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 the Local Planning Authority's approved transport policies CS23 and CS24.

DC6 Bin storage

No dwelling/building shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter 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 Policy CS7.

Public consultation: Letters were sent to nearby occupiers on 1/11/18. A site notice was erected by the applicant, expiring on 29/11/18. Two responses have been received.

One nearby occupier objects on the basis of:

- impede the afternoon sunlight into a nearby garden
- all 4 flats will overlook a nearby garden (impacting on privacy).

In addition, Caversham and District Residents' Association (CADRA) objects "because of its visual impact viewed from Gosbrook Rd and Coldicutt St. The existing building is of some merit. The previously-permitted conversion is in progress and works well visually. This proposal adds an ungainly and visually intrusive second floor, introducing a high-level flat roof with detailing which clashes badly with the surrounding Edwardian terraces. We are also concerned about the impact on the amenity of the adjoining house."

Summary of discussions with applicant/agent:

Prior to the registration of the application a variety of revised / additional plans were requested and submitted so that it was clear that the following sets of plans accompanied the application : existing plans (partly implemented 150863 and incorporating 161498 as well); as previously approved (and in the process of being implemented by 170938) plans; as proposed plans.

The agent was advised that a Section 106 Legal Agreement would need to be entered into, to prevent the proposed first floor extension being converted/subdivided into a separate unit(s) independent from the ground floor residential units (Units 3 and 4) approved under Prior Approval 150863. The agent agreed to enter into a S106 Legal Agreement in this respect.

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 (NPPF paragraph 12).

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)

- CS2 Waste Minimisation
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS24 Car/Cycle Parking
- CS34 Pollution and Water Enhancement
- CS35 Flooding

Sites and Detailed Policies Document (SDPD) (2012, altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space

DM12 Access, Traffic and Highway-Related Matters

DM19 Air Quality

Appraisal

The main issues are considered to be:

- a) Principle of Residential Use / extensions
- b) Design, Impact on the Character of the Street Scene
- c) Standard of Residential Accommodation
- d) Impact on Neighbours
- e) Parking and Highways
- f) Impact on Flood Risk
- g) Affordable Housing / s106
- h) Other matters - CIL / pre-commencement conditions / advertisements

Supplementary Planning Documents

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2011)

Principle of Residential Use / extensions

Retail Prior Approval 150863 granted permission for the ground floor of the building to be converted into 4 x 1 bed flats. This permission has been implemented, with the officer site visit on 30/11/18 witnessing that works had commenced but were not yet complete. The permission relating to the second floor granted earlier in 2018 (in relation to units 01 and 02) did not appear to have been implemented. Should this current permission be implemented, the first floor extension proposed would increase the size of two of the units (units 03 and 04) to form 2 x 2 bed flats. The property would then contain 4 x 2 bed units, rather than the 4x1 bed units given retail prior approval previously. There are no in principle land use concerns with extending the building to provide two-bed maisonettes, rather than 1-bed single storey flats.

Design, Impact on the Character of the Street Scene

The application site is a single storey end of terrace building which, whilst flat roof in appearance, is subordinate to the terrace and not prominent within the street scene, albeit it

is prominently located on a corner plot and the single storey commercial height is equivalent to 1 ½ storeys / almost 2 storeys within the setting of the adjacent residential properties. The flat roof proposed would continue the theme of the existing built form and that approved under application 170938 (the proposal is effectively a continuation of the approved first floor extension, albeit with a more regular form without the slight slant / kink approved previously).

Whilst the height would be slightly higher than the eaves of the terraced row to the south (Coldicutt St), given the setback from the street frontage (the Coldicutt Street front building line is maintained), and remaining physical gap between the buildings, this is not considered to be unacceptable in this instance. Further in this respect, the rearmost part of the site is considered to remain of a somewhat industrial appearance. The proposals represent an opportunity to enhance the approved residential accommodation at the site, with what is considered to be (within the context of the extent of the original building and the various different treatments/ design responses to corner plots in the vicinity of Gosbrook Road) a relatively modest addition which, although more contemporary in nature, shows sufficient respect to the existing building and would represent a welcome addition of suitable design quality in itself.

During the course of the application the applicant has confirmed that a red brick façade on the Coldicutt Street elevation would be retained (there was ambiguity in the originally ‘as proposed’ plans - with no annotations detailing the finished materials and the visualisations in the design statement alluding to part of the façade comprising a rendered finish) and it is considered that the mix of grey (as already implemented around part of the former shopfront) and (to match the existing predominant brick colour - and identical to the finish of the recently reconstructed boundary wall) red brick would work well to give a suitable and acceptable finished appearance. The applicant has clarified that the poor condition of the existing brickwork will facilitate the use of Wienerberger renaissance red multi bricks (brick slips rather than traditional bricks), which matches the brick material used for the recently reconstructed boundary wall on the Coldicutt Street elevation. Details, including samples, have been submitted during the course of the application, which means that a compliance condition will be included regarding materials (rather than requiring details via condition).

It is also acknowledged that the balcony, terrace and Juliet balcony features, together with large window openings, as proposed on the front and side (street) elevations are not a common feature of this part of Gosbrook Road. However, within the context of the existing

building and the nature of the first floor extension proposed this is not considered to result in any unacceptable adverse effect to the visual amenities of the character of the area.

Furthermore, the already permission granted for a new storey at the northern end of the building (170938) has already established that a more contemporary approach at this site is appropriate. To reiterate, the surrounding area is mixed, with terraced and semi-detached residential properties of mixed character and the Church located opposite and given the mix a more contemporary design approach is considered acceptable without adversely harming the character of this terrace. When seen from other vantage points, given the relatively modest bulk and massing (in the context of the former commercial building and the recent planning history at the site) the extension is not considered to have any significant adverse effect on the visual amenities of the streetscenes or wider area. In short, the proposals are considered to comply with Policy CS7.

Standard of Residential Accommodation

In terms of units 1 and 2, aside from a slight increase in floor to ceiling height (owing to the removal of the kink), the internal layout is identical to that previously approved by 170938. At the time of that application the standard of accommodation was considered an improvement to the quality of accommodation for future occupiers of Units 1 and 2. This remains the case with this proposal.

In terms of units 3 and 4, the proposals will alter the 1-bed ground floor units into 2-bed maisonettes. Although one bedroom within unit 4 will be located at ground floor level and be served solely by rooflights, this arrangement was approved for unit 1 in 170938, making it difficult to resist the proposals on this basis. Aside from this the units will be more spacious than previous and would provide dual aspect living accommodation with inset terraces to provide small areas for sitting out. The height of the rooflights on the eastern roofslope are such that future occupiers will not be significantly overlooked by existing neighbours. Hence, in overall terms a suitable standard of accommodation is provided for future occupiers.

Impact on neighbours

The proposed extension has been designed as carefully and considerately as possible to minimise the impact on the adjoining property to the east, No.359 Gosbrook Road and the further properties to the east. The roof element closest to the common boundary would be hipped away and, whilst visible, the extension is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property. In the context of the pre-existing boundary wall serving the former commercial unit, the proposal is not

considered to be significantly more harmful than this. No windows are proposed on the boundary at ground or first floor level, with the roof instead being served by a series of rooflights. The section plan submitted confirms these as being at a high level within the resultant rooms and this consequently downplays any significantly adverse impacts on existing nearby occupiers either to the east or south. In terms of the impact on no. 2 Coldicutt St, there is a blank façade on the majority of the building, barring the ground floor of the side return; this does not align directly with the proposal. Although there will unquestionably be a different relationship than previous/existing, the proposal is not considered to significantly effect this neighbouring occupier in any way which would warrant a sustainable reason for refusal of this application.

Similarly, given their position, the proposed terrace and balcony elements are not considered to result in any significant material loss of privacy or overlooking to any neighbouring property (with the neighbouring properties separated by the width of the Gosbrook Road / Coldicutt Street highways and set at an angle to habitable rooms).

Parking and Highways

As per the transport comments above, the proposals are considered appropriate subject to compliance conditions relating to vehicle parking, cycle parking and bin storage.

Impact on Flood Risk

The site is within Flood Zone 2 as designated by the Environment Agency. The applicant has submitted flood risk assessment details in line with Environment Agency standing advice:

- The finished floor levels would be set 300mm above the general 1 in 100 year floor level.
- The proposed dwellings have raised floor areas, providing a safe refuge.
- There will be no changes to surface water flows from the development.
- The applicant has stated that there are no critical drainage problems and that the property has sustainable drainage systems to soakways.
- The applicant has referred to the Reading Borough Council Strategic Flood Risk Assessment.

Given the above, and the first floor nature of the proposed extension, the proposal is therefore considered to be acceptable in this regard and not considered to have a material

increase in flood risk, complying with policy CS35. A similar level/nature of information was submitted/considered suitable at the time of permission 170938 at the site.

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 social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

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.

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).

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 proposal seeks to enable the rear two units approved under Prior Approval 150863 to be enlarged by way of the proposed first floor extension, thus creating 2 x 2 bedroom units. The proposed first floor extension is not proposed to serve as a separate/independent unit. The applicant has agreed to the principle of entering into a Section 106 Legal Agreement in this respect, which states that the proposed development shall not be occupied for residential purposes as a separate residential unit or residential units independent from the Prior Approval Development. With this secured, and on the basis of the above amendment to Policy DM6 the proposal is not considered to require an affordable housing contribution.

It is considered that the s106 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.

Other matters - CIL / pre-commencement conditions / advertisements

CIL - The applicant has duly completed a CIL form, where it is stated (and accepted) that the extensions will be below 100sqm in size and not result in a greater number of dwellings, the proposals will not be CIL liable.

Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions have been undertaken with the applicant regarding pre-commencement conditions. The applicant formally agreed to a pre-commencement condition relating to materials via return email on 13/12/18. However, subsequent to this details were submitted which has meant the need for such a condition in this instance.

Advertisements - the western elevation details lettering stating "The Piermont Building". No advertisement consent has been sought as part of this application. Accordingly, an informative will detail that this is not granted advertisement consent as part of this permission, and separate consent may be required.

RECOMMENDATION:

GRANT subject to conditions and the completion of a s106 legal agreement

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 permission relates only to the following plans and drawings:

160-02-40	P2	"as proposed" block plan, as received 18/10/18
160-03-40	P3	"as proposed" ground floor plan, as received 18/10/18
160-03-41	P3	"as proposed" first floor plan, as received 18/10/18
160-05-40	P7	"as proposed" east and west elevation, as received 10/01/19
160-05-41	P2	"as proposed" north and south elevation, as received 18/10/18
160-05-42	P2	"as proposed" section B-B, as received 18/10/18

Reason: to clarify which plans have been approved and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of this development shall be:

Wienerberger renaissance red multi brick (physical sample received 10/01/19)

Wienerberger pagus grey/black brick (physical sample received 10/01/19)

Materials schedule, as received 13/12/18

and as shown on the approved plans.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building and safeguarding the character and appearance of the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

4. 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: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. No extension hereby permitted shall be occupied until all vehicle parking space(s) have been provided in accordance with approved plan 160-03-40 P3 "as proposed" ground floor plan, as received 18/10/18. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

6. No extension hereby permitted shall be occupied until the bicycle parking facility for any dwelling has been provided in accordance with approved plan 160-03-40 P3 "as proposed" ground floor plan, as received 18/10/18. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. No extension hereby permitted shall be occupied until the bin storage facility shown on approved plan 160-03-40 P3 "as proposed" ground floor plan, as received 18/10/18, has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives:

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.

2. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3.
 - 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.
4. 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: <http://www.communities.gov.uk/publications/planningandbuilding/partywall>
5. A Section 106 Legal Agreement relates to this site, linked to this permission. A full copy of the agreement is available on the Public Register held by Reading Borough Council.
6. 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.
7. There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to the Environmental Health section of the Council's website.
8. You are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).