

DELEGATED APPLICATION REPORT

Application No: 190902/FUL

Address: 82 Chichester Road, Tilehurst, Reading

Proposal: Erection of 2 x 3-bed semi detached dwellings following demolition of existing dwelling (part retrospective)

Case officer: Ethne Humphreys

Decision date: 01/08/2019; Extension of Time Agreed 13/09/2019

Site Description and Surrounding Area:

The application site relates to land north of Chichester Road, opposite the junction of Aylesham Close. The site used to comprise a bungalow; however, this has recently been demolished. There is a change in site levels and No.84 is set at a higher level than the application site. There is a pathway to the east of the site. The surrounding area is predominantly residential, comprising a mix of traditional and modern housing.

Proposal:

The application as described is for erection of a pair of 3-bed semi detached dwellings following demolition of the existing dwelling. However, it is noted that the existing bungalow has already been demolished, and consequently this application is referenced as being part retrospective in nature.

Each dwelling would have an overall width of 5.9m and overall depth of 11m. In terms of layout, the proposals would be handed. The proposed materials would include bricks and tiles to reflect adjacent properties.

Indicative landscaping and new access is proposed.

Plans Considered:

Drawing No: Plan Layout and Elevations (Site Plan) 01

Received 6th June 2019

Drawing No: Plan Layout and Elevations 02 Rev A

Received 1st August 2019

Relevant Planning History:

182117 Demolition of existing dwelling and erection of 2 x 3 bed houses and 1 x 2 bed house. Resubmission of 181553. Refused

181553/FUL Demolition of existing dwelling and erection of 2 x 3 bed houses and 1 x 2 bed house. Withdrawn

171907/HOU Proposed 1st floor extension to chalet bungalow to form 2 storey house. Pending Consideration - it is noted that the bungalow has already been demolished.

171931/FUL Proposed detached 3 bed chalet dwelling to the rear garden of 82 Chichester Road. Pending Consideration

Consultation Responses:

Highways Officer: No objection subject to conditions and informatives.

Ecologist: No objection.

Tree Officer: No objection subject to conditions.

Neighbour letters were sent to numbers 60, 62, 81 and 84 Chichester Road and numbers 78 and 80 Norcot Road.

2 neighbour letters received concerned with:

- Loss of privacy
- Parking/Access

Summary of discussions with applicant/agent:

None. No formal pre-application advice was sought prior to the submission of this application.

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

- CS1 Sustainable Construction and Design
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS14 Housing Provision
- 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
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodland

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM11 Development of Private Residential Gardens
- DM18 Tree Planting
- DM19 Air Quality

RBC Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Supplementary Planning Document: Affordable Housing (July 2013)

Supplementary Planning Document: S106 Planning Obligations (March 2014)

Appraisal

Principle

It is noted that whilst the description of the proposed development makes reference to the existing bungalow to be demolished, this has already occurred, and had occurred prior to the submission of this application. The pre-existing bungalow was not considered to be of any specific architectural merit to warrant its retention in principle terms.

The NPPF states that LPAs should “*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*”. The NPPF definition of ‘previously developed land’ excludes private residential gardens.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

The Council’s LDF SDPD Policy DM11 Development of Private Residential Gardens requires that new residential development that involves land within the curtilage of private residential gardens will be acceptable where:

- a) It makes a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

Therefore, while the proposed site is not ‘previously developed land’, the principle of redevelopment is considered acceptable providing the criteria outlined in Policy DM11 is met and the replacement being appropriate in all other respects (which is detailed further below). As such, there is no in-principle objection to the proposals, subject to all other

matters (as discussed below) being satisfactory.

Design, Impact on the Character of the Area and Street Scene

Application 182117 was refused for the following reason:

“The proposed development, due to the number of units relative to proposed plot sizes, uncharacteristically small garden areas and overly dominant parking area, would result in a cramped arrangement of buildings and spaces, representing an overdevelopment of the site. For these reasons the proposal would result in harm to the character and appearance of the street scene. The proposal is therefore contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4, DM10 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).”

With regard to the above, in this submission it is pertinent to note that the number of units has been reduced from 3 to 2, and no longer extends the full width of the site. This allows for a greater gap to both side boundaries, providing what is now considered to be a suitable gap/relief between the application site and neighbouring properties and affording a more spacious feel about the dwellings. As discussed below, the depth of the gardens would remain the same as previously proposed; however, the widths would be greater and the garden sizes are considered to provide a more characteristic ratio of building to garden that whilst perhaps not so deep as neighbouring gardens, would not differ to such an extent as to be considered harmful to the character of the area.

It is acknowledged that the proposed dwelling would be of a greater bulk and mass than the pre-existing bungalow but it is considered that two storey dwellings would not be out of keeping with the majority of surrounding properties. Whilst clearly higher than the bungalow to the west, given the separation distance the height difference is not considered to have a harmful impact within the street scene.

The simple design for the dwellings in terms pitched roofs with gable ends, the use of traditional materials to include matching facing brick under tiled roofs, all of which reflect the wider character of the area, is considered acceptable and accords with policy CS7. Furthermore, unlike the previous application the dwellings would be symmetrical in appearance and not so overtly prominent within the Chichester Road street scene.

Whilst there remains some concern that the parking area at the front of the site would be a somewhat dominant feature, the number of vehicle parking spaces has been reduced from 6 to 5 and the front forecourt area has potential for soft landscaping (as indicated on the site plan) which would help soften the appearance and can be secured in practice by way of a pre-commencement condition.

To ensure suitable quality of materials it is considered reasonable and appropriate to secure further details (and samples) of the proposed materials by way of a suitable worded condition. With this condition secured and in light of the above, it is considered that the proposals would not adversely harm the character of the surrounding streetscape or give rise to an overly dominant or incongruous addition to the immediate area such to warrant a refusal.

In overall terms it is considered that the proposals in themselves are appropriate in terms of aligning with the principles of policies CS7, DM10 and DM11. It is also considered that the previous reason for refusal has been overcome.

Impact on Neighbour Amenity

It is first noted that application 182117 was refused for the following reason:

“The proposed dwelling No.82c, due to its height, massing and elevated position in close proximity to the common boundary would result in an overbearing to No.84 Chichester Road with consequent harm to the amenity of occupiers of that dwelling. As such the proposal is contrary to Policies DM4 (Safeguarding Amenity) and DM11 (Development of Private Residential Gardens) of the Sites and Detailed Policies Document 2012 (altered 2015).”

No. 84 is a bungalow to the west of the site, which due to the change in site levels, sits at a higher level than the application site. No.84 features a dormer window on the flank elevation, the only source of light/outlook to a bedroom. As under application 182117, the proposals would not project past the rear of No.84 but would project forward of the front elevation. The revised scheme shows the proposals sited approximately 1.6m away from the common boundary (where previously it was hard up against the boundary) which helps to reduce/minimise the impact. Given this, and the distance to No.84 itself, whilst the increase in height would clearly be noticeable to the occupiers of this property, it is not considered to result in any significant material loss of light or overbearing impact to warrant a refusal on this basis.

A first floor side window is proposed in the flank elevation facing No.84. As this would serve a stairwell it could be conditioned to be obscure glazed and maintained in that way so as to prevent any material loss of privacy.

In relation to No.80 Chichester Road, to the south east of the site, application 182177 was refused for the following reason:

“The window arrangements of proposed dwelling No.82a combined with the significant increase in height and close proximity to the boundary would result in harmful strong perception of overlooking of No.80 Chichester Road and its private garden area. This would be harmful to the amenity of occupiers of this property, contrary to Policies DM4 (Safeguarding Amenity) and DM11 (Development of Private Residential Gardens) of the Sites and Detailed Policies Document 2012 (altered 2015).”

In in respect of the above, a first floor window is proposed on the front elevation (proposed unit labelled 82b) facing, at a slight angle, towards the rear of No.80. Whilst this previously was the sole window serving a bedroom and therefore could not reasonably have been obscurely glazed, this would now serve a bathroom and as such this would be obscurely glazed (secured via condition). The first floor window on the flank elevation would serve a stair well and would also be obscurely glazed (secured via condition). Whereas application 182177 was considered to result in a strong perception of overlooking, given the above, and that the dwelling would be sited further away from the common boundary than previously proposed and that the relationship between the two properties would not be uncharacteristic of the area, it is not considered that there would be any significant material loss of privacy to warrant a refusal on this basis. Further to this, it is noted that the applicant proposes a vision control strip on the opening section of the bathroom window of the unit labelled 82b. Given the above recommended obscure glazing condition the vision control strip element is not considered necessary.

It is acknowledged that the proposals would clearly be visible and would have some impact on the rear amenity space of No.80. However, given the distance to No.80 itself, the intervening passageway and that the proposals would be located adjacent the rearmost part of the garden of No.80, they are not considered to result in such material loss of light or overbearing impact to warrant a refusal on this basis.

To the rear of the site, there is an application pending consideration for a detached bungalow with rooms in the roof space, application reference 171931. Should permission be granted and the scheme built, given the distance between the schemes, the proposals would not result in any material loss of light or overbearing impact. No first floor windows are proposed on the flank elevation of the detached bungalow, so again, should it be built, there would be no material loss of privacy to the bungalow itself. Whilst the proposed first floor windows would face towards the proposed rear garden of the bungalow, given the distance of approximately 20m, this is considered sufficient so as not to result in any significant material loss of privacy.

All nearby occupiers may potentially be impacted by noise and disturbance during the construction period. As such, conditions will be recommended in relation to a construction method statement and hours of works.

In order to protect the amenity of neighbouring and nearby occupiers in the long term, it is considered necessary to remove some relevant permitted development rights to the proposed dwellinghouse. This is recommended in relation to Class A (enlargement improvement or alteration), Class B (roof enlargement) and Class E (outbuildings). This is with the aim of preventing overbearing or overlooking effects resulting in harm to the amenity of occupiers of neighbouring dwellings and to prevent an overdevelopment of the site, in the interests of the character of the area and amenity of nearby occupiers.

Therefore, in overall terms it is considered that the proposals in themselves comply with policy DM4. It is also considered that the previous reasons for refusal have been overcome.

Amenity of Future Occupiers

It is considered that the proposals would provide adequate room sizes with suitable outlook, natural lighting and ventilation and there would be space to store refuse/recycling.

Application 182117 was refused for the following reason:

“Due to the depth of the plots proposed, the proposed development would provide inadequate outdoor amenity space to serve future occupiers in terms of its amount and nor would it reflect the size or character of private residential gardens in the surrounding area contrary to Policy DM10 of the Sites and Detailed Policies Document 2012 (altered 2015).”

In this respect, notwithstanding that the depths of the gardens would remain the same as under application 182117, the reduction in the number of units proposed would allow for greater width of garden to each property. On balance, whilst the gardens would not be as deep as the predominant character in the locality, this, in itself, is not considered to be sufficient grounds to resist the proposals and sufficient amenity space is considered to be provided. As such it is considered that the previous reason for refusal has been overcome.

Transport Issues

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

In accordance with the adopted Parking Standards and Design SPD the proposed development would be required to provide off road parking of 2.0 parking spaces for each dwelling. The submitted Site Plan- Drawing 01 illustrates 5 parking spaces, with one being for the use of visitors. Parking spaces are a minimum of 2.4 x 4.8m and forecourt depth of 6m has been provided as previously requested. This therefore conforms to the Councils current Parking SPD and is deemed acceptable. In practice, this will be secured via a compliance condition.

The Design and Access states that the existing access from Chichester Road is to be widened to 4.1m to service the 2 dwellings, and a section of the existing driveway is to be stopped up and realigned with the footway. A license will be required from the Highways Team to undertake any works on the public highway. In practice, this will be secured via a compliance condition.

Cycle stores are provided for both properties in the rear gardens which are deemed acceptable. In practice, this will be secured via a compliance condition.

Bin storage has been illustrated on plans at the front of the property adjacent to the access point, this is deemed acceptable as collection would occur on street as is the case for the rest of the residential dwellings on Chichester Road. In practice, this will be secured via a compliance condition.

Given the nature and extent of the proposed works sought, and in the interests of highway safety (and protecting the amenity of local land uses or neighbouring residents, as referenced

separately above), a construction method statement will be secured via pre-commencement condition.

No objection subject to conditions and informatives.

Natural Environment

There are no significant trees on or adjacent to 82 Chichester Road. In response to concerns raised under application 181533, the parking layout at the front of the property now allows for soft landscaping to be incorporated into the scheme.

No tree or landscape objections to this application subject to a pre-commencement condition relating to hard and soft landscaping and for this to then be carried out / maintained.

The Ecologist has confirmed that the two bat survey reports (John Wenman Ecological Consultancy and Middlemach Environmental) have been undertaken to an appropriate standard, concluding that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Sustainability

The Design and Access Statement highlights that the proposed scheme has been designed to accommodate air source heat pumps and/or solar thermal panels where appropriate. Notwithstanding, the appropriate level of sustainable construction would be secured through the appropriate building regulations requirements.

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 then 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 (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.

With regards to this, whilst the description of proposed works includes the demolition of the bungalow, as above, the bungalow has already been demolished and this occurred prior to the submission of this application. Should the bungalow have still been in situ, then a financial contribution would have been required for only 1 of the 2 units proposed in line with Policy DM6 - 1 of the 2 units would have been classified as a replacement dwelling for the existing bungalow, leaving a net increase of 1 residential unit at the site.

However, as above, the bungalow has already been demolished, and given it was demolished prior to the submission of this application, its demolition does not form a part of this application. Given that the land is vacant and the proposal seeks to create two new units, a contribution towards affordable housing provision on 2 net units is required (rather than 1, had the bungalow still existed at the site) in accordance with Policy DM6 of the Reading Borough SDPD and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The applicant has not disputed the above; moreover, has agreed to provide a policy compliant contribution towards affordable housing of £32,500 (calculated on the basis of 2 units) which has been secured by way of a Section 106 legal agreement.

With this secured the proposal is considered to comply with policy DM6 and the previous reason for refusal in this respect has been overcome.

CIL

The proposal would be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the appropriate CIL Additional Information Form. An informative

would be attached to the decision notice to advise the applicant of their responsibilities in this respect. Based on the information provided, this is estimated to amount to £28,165.60 (190m² of the proposed dwellings x £120 per m² x 2019 indexation (£148.24)).

Other Matters Raised in Representation

Concern has been raised about access via Sanctuary Close, to the north east of the site. This application does not include/propose any access via Sanctuary Close. Should any future application be received which proposed to change the access arrangements, it would be determined on its merits.

All material planning considerations covered in the above report.

Other Issues

In relation to planning conditions, in line with section 100ZA(5) of the Town and Country Planning Act (as amended), which came into force on 01/10/18, discussions have been undertaken with the applicant regarding pre-commencement conditions. The applicant has formally agreed to the recommended pre-commencement conditions via return email on 29/07/2019.

Conclusion

On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission.

RECOMMENDATION:

GRANT subject to S106 legal agreement for Affordable Housing

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

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:

Drawing No: Plan Layout and Elevations (Site Plan) 01

Received 6th June 2019

Drawing No: Plan Layout and Elevations 02 Rev A

Received 1st August 2019

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 and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the visual appearance of the building and street scene, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. * No development shall take place, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- a) 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
- b) location on site for storage of plant and materials used in demolishing and constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during demolition and/or construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the demolition and/or construction works
- g) the provisions to be made for the control of noise and dust coming from the site during demolition and construction.

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 Policies CS20, CS34 and CS36 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).

5. * 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 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. 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 Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. 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 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

8. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with approved plan Plan Layout and Elevations 01 received 6th June 2019. The spaces 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).

9. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing Plan Layout and Elevations 02 received 6th June 2019. The vehicle access shall be kept available for off-street parking at all times thereafter unless otherwise agreed with the Council.

Reason: In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

10. The existing access(es) to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority

Reason: In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

11. No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with approved plan Plan Layout and Elevations 02 received 6th June 2019. 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 policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

12. No dwelling hereby permitted shall be occupied until the bin storage facility has been provided in accordance with approved plan Plan Layout and Elevations 01 received 6th June 2019. The bin storage facilities shall be retained thereafter for use by occupiers of the dwellings/building at all times.

Reason: To ensure that sufficient provision is made for the storage 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).

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed north east and south west facing flank elevation windows at first floor level both serving stairwells and the proposed south facing front elevation window at first floor serving bathroom (unit 82b as indicated on the approved plans) shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed. No other windows shall be inserted on the first floor north east or south west facing flank elevations without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development within Article 3, Schedule 2, Class A (enlargement improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled, in accordance with the requirements of Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

15. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable 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 Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

Informatives

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.

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.

- 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.

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

To minimise the disturbance by noise of future residential occupiers of the units and its effect on neighbouring residents, residential accommodation must be designed and constructed so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

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.

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.

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

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.