

DELEGATED APPLICATION REPORT

Target Date: 26/11/18

Application No: 181716/FUL

Address: 2 Priory Avenue, Caversham RG4 7SF

Proposal: Change of use and conversion of the building from doctor's surgery to residential in the form of 4 x 1-bed flats and 2 x 2-bed flats including provision of bin and cycle storage.

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The application site is located at the intersection of Priory Avenue and Church Street (A4155) on the edge of the Caversham District Centre. The site has a dual frontage, with 35m to Priory Avenue, and 7m to Church Street. The site contains a part 2 storey part 1.5 storey building which has been in use as the Priory Avenue Doctors Surgery. The original building was constructed as a residence in 1902 with strong representations of the Arts and Crafts movement evident from internal details and external detailing such as the Oriel bay window. The site also contains a mature Magnolia Tree along the Church Street frontage, and an established hedge for a portion of both frontages.

Immediately adjoining the site to the East are two two-storey buildings in commercial use, with a service station beyond it. To the North, the site is bound by two-storey residential dwellings. Across Priory avenue to the West is an aged care facility, while to the South is the Telephone Exchange. The site is the boundary between the Caversham District Centre and the adjoining residential areas.

The site is subject to the following site constraints / designations:

- Tree protection order (TPO) 103/05 (CS38)
- Within an Air Quality Management Area (DM19)
- Flood Zone 2 (CS35)
- District and Local Centres (Caversham District Centre, Policies CS26, CS27, DM13, SA15)
- Revised St Peters Conservation area (2018) (Adopted 21 November 2018)

As of 21 November 2018, the Strategic Environment, Planning and Transport (SEPT) committee approved the proposed amendments to the St Peters Conservation Area (2018). The expanded conservation area includes the subject site, and notes the building as having townscape merit. As such, for the purposes of the development, the building is considered to be a Heritage Asset.

2. Proposal

The proposed development is for the conversion of the disused Priory Avenue Surgery, to six (4 x 1 bed, 2 x 2 bed) flats. The proposed development will require primarily internal changes to reconfigure the surgery rooms to be suitable for use as flats. The proposed development incorporates as much as possible the retention of existing walls to maintain as much as possible external window openings and important internal features. Notably, the entrance hall and stair case have a level of local significance which is supported by the Caversham and District Residents Association (CADRA).

The proposal also requires two key external changes to facilitate the change of use. The proposal would include three flats at ground level and three flats on the first floor. While flats 3-6 will be accessed by an existing entrance, flats 1 and 2 will be accessed by a new door to be inserted in a break in the hedge to the Priory Avenue frontage. The new doors will be located where a window currently exists. Secondly, the formation of bin storage areas and bicycle storage areas are required for the residential use. As such, the ground floor northernmost wall (facing 4 Priory Avenue) is proposed to be removed to open up the lower floor level for the storage areas. The existing archways and glazing attached to the to be created bin and cycle store will be obscure glazed to retain building elements rather than replace with materials that may detract from the streetscape.

3. Internal Consultations

RBC Transport Development Control

There are no transport objections to the proposed development, due to the existence of Doctors and disabled parking spaces immediately in front of the development, previously required by the Doctors Surgery, the developer is required to enter into a s106 agreement for the £6,000 to convert the parking spaces to on-street parking, and subject to the following conditions:

CO2 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for: (delete where inappropriate)

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority. Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

DC5 Bicycle parking - plans to be approved

- (a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

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

DC6 Bin storage - plans to be approved

No dwelling/building shall be occupied until the bin storage facility has been submitted and approved. 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.

DC7 Parking permits 1

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

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

DC8 Parking permits 2

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 in accordance with Policy CS24 and Policy DM12.

IF3 Highways

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.

S106.

IF4 S106

A contribution of £6,000 is required towards the legal order and implementation costs of amending parking bays outside the development as noted in the comments above.

No response was received from Environmental Health Officers, the site is within an air quality management zone and within close proximity to a busy road, the standing advice was included for air quality and noise mitigation, as follows:

Condition - Noise assessment for new residential dwellings

No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

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

Reason: to protect the amenity of future occupants of the proposed development.

Condition - Air quality mitigation

No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Environmental protection - Trees

Tree protection officers were consulted as the site contains TPO (103/05) and the prominent hedge fronting Priory Avenue. Tree protection officers have no objection to the proposed development with the requirement for an arboricultural method statement submitted prior to the commencement of works to protect the existing trees and hedges which are to be retained. Recommended conditions are as follows:

L2a Landscaping - When details need to be submitted for approval

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

L2b Landscaping implementation

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

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

L3 Standard Landscaping Maintenance

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

L6a Arboricultural method statement needed

No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees and hedges that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

4. External Consultees

CCG - Clinical Commissioning Group

No response was received during the consultation period. The director of primary care for Berkshire West CCG supplied a written response to Reading Borough Council on 23/05/2018, stating that the subject site is no longer required for NHS purposes.

CADRA - Caversham and District Residents Association

A response was received on 11 November 2018 which outlined support for the proposed development. The comments raised concerns relating to building materials (externally), retention of significant vegetation, and internally important elements.

CAAC - Conservation Area Advisory Committee

A response was received on 9 November 2018 in support of the proposed development. The comments note that the building was originally the occupancy and practice of a local doctor, and that a conversion to a residential use would preserve the existing building and in some respect return it to its original use.

Neighbours

Three comments have been received in relation to parking matters. The nearby residents have raised concerns about the parking demand being generated by the proposed development. The proposal has set out that it would be a car free development. In addition, conditions and an informative would ensure that no additional parking permits would be allocated to the proposed flats. Additionally, the conversion of the parking spaces currently allocated to the medical centre may provide some relief within the general area.

5. Plans/Documents Considered

The agent supplied the following, received on 1 October 2018:

- 3325/251/C - Proposed ground floor layout
- 3325/252/C - Proposed first floor layout
- 3325/254 - Proposed elevations 2 of 2
- 3325/244 - Existing elevations 2 of 2
- 3332/242 - Existing first floor layout
- 3332/241 - Existing ground floor layout
- 3332/253 - Proposed elevations 1 of 2
- 3332/100 - Block and location plan
- 3332/255 - Details photos
- 3332/243 - Existing elevations 1 of 2

The agent supplied amended plans following comments regarding the proposal, received on 20 November 2018:

- 3332/253/A - Proposed Elevations 1 of 2
- 3332/251/D - Proposed ground floor layout

6. Relevant Planning History

091109/FUL (09/01753/FUL): Erection of a first floor extension above existing single storey extension.

100545/FUL (10/00276/FUL): Erection of a first floor extension above existing single storey extension (resubmission of 09/01753/FUL)

160376/PREAPP - Pre-application advice for proposed change of use of GP surgery to 7 x 1-bed flats and 1 studio apartment including amenity space and cycle storage

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 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015), 'Reading Central Area Action Plan' 2009 and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires the Local Planning Authority to exercise its powers under these regulations in the interests of amenity and public safety taking into account the provisions of the development plan, so far as they are material; and any other relevant factors. Regulation 3 states that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural, or similar interest.

Factors relevant to public safety include highway safety and whether the advert would hinder security or surveillance devices, including speed cameras.

The 'National Planning Policy framework' ('NPPF') 2012 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 Development Framework (LDF) (Core Strategy, RCAAP 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).

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2012;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1	Sustainable Construction and Design
CS2	Waste Minimisation
CS4	Accessibility and the Intensity of Development
CS5	Inclusive Access
CS7	Design and the Public Realm
CS11	Use of Employment Land for Alternative Uses
CS14	Provision of Housing
CS18	Residential Conversions
CS24	Car/ Cycle Parking
CS26	Hierarchy of Centres
CS27	Maintaining the retail character of centre
CS31	Additional and Existing Community Facilities
CS33	Protection and Enhancement of the Historic Environment
CS38	Trees, Hedges, and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1	Presumption in favour of sustainable development
DM4	Safeguarding amenity
DM8	Residential conversions
DM12	Access, traffic and highway-related matters
DM13	Vitality and viability of smaller centres
DM19	Air quality
SA15	District and local centres

Supplementary Planning Documents

Conversion of properties to self-contained flats or for multiple occupation (2013)

Revised parking standards and design (2011)

Planning obligations under section 106

10. Appraisal

The main issues are considered to be:

- Change of Use
- Design and Streetscene
- Amenity
- Landscaping and Tree Protection Order
- Parking and transport
- Quality of accommodation
- Affordable Housing
- CIL

Change of use

The National Planning Policy Framework (2012) encourages the effective use of land by reusing land that has been previously developed (brownfield land) and seeks that all housing applications should be considered in the context of the presumption in favour of sustainable development.

The proposed development will result in the loss of a community facility. Under CS31 of the Reading Borough Council Local Development Framework - Core Strategy, *“proposals involving the redevelopment of existing community facilities for non-commuity uses will*

not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility". The supporting information supplied with the application included the recommendation from the director of primary care for Berkshire West CCG supplied a written response to Reading Borough Council on 23/05/2018, stating that the subject site is no longer required for NHS purposes. Informal consultation was also undertaken with the Council's community facilities officers to determine an alternative community use for the site. In this instance, no need was identified for an alternative community use of the site. The proposal would result in the loss of a community facility, however, it has been clearly demonstrated that there is no longer a need for the facility, and the proposal is considered to accord with Policy CS31.

The development site is located within the Caversham District Centres as identified in Policy CS26, DM13, and SA15. The policies require consideration to be given to the loss of 'centres uses' within the identified centres. Centre uses include: A1-A5 (retail, financial, restaurants, drinking establishments), C1, D1 and D2 uses (offices, hotels, assembly and leisure), while non-centre uses include C2 (residential) as proposed. The centre uses are generally expected at ground level while upper level is may contain a mix of uses. The use of street level 'centre uses' would be expected on sites designated as being 'key frontages' The development site does not form part of a key frontage within the centre representative of its previous use as a residence. The applicant provides justification that a number 'centre uses' would be unsuitable for the site, citing parking constraints and other functional matters, as well as discounting a number retail/café uses due to the impact of the proposal on the Heritage Asset. It has been clearly demonstrated that a C3 residential use would be the least harmful outcome for the Heritage Asset, and the proposal is considered to accord with Policy CS26, DM13, and SA15.

Design and streetscene

The proposed development would not require substantial changes to the facades as visible from the street. The main elements which require consideration are the introduction of a second entrance doorway to Priory Avenue, and the changes relating to the bin store and bicycle storage area. Following communications with the applicant, a revised set of plans were provided showing retention of the existing arched openings to contain obscure glazing in lieu of the originally proposed fencing. The openings, materials and fenestrations will be retained,, this will ensure continuity of the streetscene. The obscure glazing proposed will shield the bin storage and bicycle storage areas from view and is considered appropriate.

The additional doorway to Priory Avenue is proposed to be in place of an existing window opening which is setback from the building line of the ground floor flat that it will service. The doorway is proposed to be of a similar style to the existing doorway, although proposed to be a wider opening. In addition, the proposed development proposes to extend the hedging along the Priory Avenue in front of proposed flat 1, to improve the streetscene and provide additional privacy to occupants of proposed flat 1.

The proposal also includes removal of an existing rear emergency access staircase, and removal of the doorway to enclose the area as part of flat 2. It would also remove the lower level brickwork around the proposed bin storage and cycle storage areas. These alterations are minor in nature and would not impact on, or detract from the views of the Heritage Asset from adjoining properties.

Amenity

The development site, as outlined above marks a transition between 'centre uses' and residential uses along Priory Avenue. The site is constrained in size and is unable to

provide amenity space for residents on site. The site is located within close proximity to public open space and is acceptable in this regard. The proposed units will have windows facing Priory Avenue, Church Street, and adjoining commercial uses. The development will not result in a material loss of privacy to adjoining properties. The development is serviced by a number of existing windows to both levels, habitable rooms of each dwelling benefit from sufficient daylight and sunlight as was observed during the site inspection. Notably, the oriel window facing Church Street, which is adjacent to the TPO tree mentioned above, was observed to benefit sufficient light despite its proximity to the tree canopy.

The site is located within an air quality management zone, and is in close proximity to a busy road. The conditions outlined above with respect to Environmental Health are to be complied with prior to development to ensure that suitable living conditions are provided for future occupiers.

Landscaping and Tree Protection

The proposed development is to include a landscape scheme which will require approval prior to the commencement of development. The scheme will ensure that the development is undertaken as proposed and ensure that proposed hedging is supplied to enhance the appearance of the streetscene.

Parking and transport

The applicant intends to complete the development as a car free development. This is deemed acceptable given the sites close proximity to the town centre and established transport links.

The site is currently served by a number of doctors' parking bays, and disables parking bays. As a result of the change of use, these spaces will become redundant. As such, it is a requirement on the development to make a financial contribution of £6,000 to amend the parking bays.

Quality of accommodation

The applicant has outlined in the supporting planning statement that the flats as proposed would meet the national space standards. The technical housing standards - nationally described space standard (2015) outlines the minimum floor areas and technical requirements for new dwellings. The document has not been formally adopted by the Council however, as a national standard it is considered where applicable. In this instance, flats 3, 5 and 6 would not meet all requirements under the 2015 standards documents. Notwithstanding, on balance the proposed residential units work within the area of the existing building and are considered appropriate in this instance.

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.

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

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

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

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

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

The proposal relates to conversion only and does not seek to extend the property in any way. Therefore, in accordance with amended Policy DM6 the proposal is not be required to make a contribution towards off-site affordable housing.

Sustainability

Policies CS1 and CS2 of the Core Strategy state that new developments will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials appropriately and efficiently. Developments should also demonstrate measures to minimise the generation of waste in the construction, use and life of buildings, and promote more sustainable approaches to waste management.

A sustainability statement has not been submitted as part of the application, the age of the building may reduce the extent to which certain measures can be used. Implementation of the development in accordance with the sustainability measures can be secured by way of a suitably worded condition.

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD also seeks that the proposal, as a 'creation of new residential units through conversion', should comply with BREEAM Level of 'Very Good'. A BREEAM pre-estimator report should be submitted as part of a future discharge of conditions application which demonstrates that this level can be achieved. A condition shall be attached to the planning permission to require a post construction BREEAM certificate to be submitted demonstrating that this level has been met.

Flood Risk

As the proposal is for the change of use, as per the environmental agency advice, a sequential test is not required for a change of use. The applicant has demonstrated that the existing finished floor levels are above the modelled flood height for the site. Additionally, the applicant proposes to raise the access to dwellings to provide flood free ingress and egress. Therefore, the proposal is sufficient in terms of CS35 (flooding).

Community Infrastructure Levy

The proposal seeks to create 6 new residential dwellings and as such is liable for the Community Infrastructure Levy (CIL). However, the proposal seeks to utilise existing floor space only which has been in use within the last three years and therefore, the liable floor space would technically be 0m² and no levy is chargeable.

11. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation

GRANT

12. Conditions:

1. Standard time limit

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 standard approved plans

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

3325/252/C - Proposed first floor layout, as received 1 October 2018

3325/254 - Proposed elevations 2 of 2, as received 1 October 2018

3332/100 - Block and location plan, as received 1 October 2018

3332/253/A - Proposed Elevations 1 of 2, as received 20 November 2018

3332/251/D - Proposed ground floor layout, as received 20 November 2018

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

3. *Materials to be submitted

No works above foundation level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

4. * Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided

- location on site for storage of plant and materials used in constructing the development

- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site

- any footpath closures or road closures needed during construction

- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority. Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

5. * Bicycle parking - plans to be approved

(a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

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

6. * Air quality mitigation

No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: to protect the health of future occupants of the proposed development in accordance with Policy DM19.

8. * No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. No development shall be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. * Protecting new dwellings from the external noise

No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air

bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

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

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

8. * Landscaping

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

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

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

9. * Arboricultural method statement needed

No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees and hedges that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

10. Landscaping implementation

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

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

11. Standard Landscaping Maintenance

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

12. *No development shall take place until details of the proposed location and layout of the bin store, together with details of how refuse will be collected from the site,

including the location of the refuse collection point, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the bin store area and collection point shall be retained in accordance with the approved details and shall be available for use by the occupiers of the serviced apartments hereby permitted at all times. The bin store areas shall not thereafter be used for any purpose other than bin storage.

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Core Strategy Policy CS2 and Sites and Detailed Policies document Policy DM12.

13. Specific window glazing

The development hereby permitted shall not be occupied until the following windows are implemented as non-opening (to any part of the window below 1.7m from the internal floor level of the room within which the window is located) and with obscure glazing:

a) The "existing opening retained with new obscure glazing" as identified on approved plan titled "Proposed elevations 1 of 2", Drawing No. 3332/253/A, as received on 20 November 2018, and

b) The window facing North attached to the bath for Flat 5, as identified on approved plan titled "proposed first floor layout", Drawing No. 3332/252/C, as received on 1 October 2018

The above windows should be permanently maintained thereafter as non-opening and obscure glazed.

Reason: In the interests of privacy, visual amenity and the character of the area in accordance with Policy CS7 and CS33

14. Parking permits 1

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

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

15. Parking permits 2

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 in accordance with Policy CS24 and Policy DM12.

16. FRA

The development hereby approved shall be constructed and retained in accordance with the flood risk assessment, '2 Priory Avenue, Caversham, RG4 7SF - Flood Risk Assessment' which was received by the Local Planning Authority on 17/01/2019.

Reason: to ensure the development is suitable in terms of addressing the issues of flood risk. Policies: CS35.

Informatives:

1. S106
A contribution of £6,000 is required towards the legal order and implementation costs of amending parking bays outside the development as noted in the comments above.
2. Positive and Proactive Working - approval
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.
3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
4. Highways
 - 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.
5. S106
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
6. Terms
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.
7. Building Control
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.
8. Complaints about construction
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.
9. Encroachment
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: www.communities.gov.uk/publications/planningandbuilding/partywall

10. Noise between residential properties

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

Community Infrastructure Levy 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 (NIL CHARGE). 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

11. Parking permits

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.

12. Advice about TPO.d trees and trees in Conservations areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

13. Advice to adhere to approved Arboricultural methods statement

You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.