

DELEGATED APPLICATION REPORT

Application No: 190509/FUL

Address: Land adjacent to 2 North Street, Caversham

Proposal: Demolition of existing single storey detached building (Class D2) and erection of 2 x 2 bed dwellings (Class C3) and associated alterations.

Case officer: Jonathan Markwell

Target date: Originally 10/07/19; Extension of time agreed until 01/11/19.

Site Description and Surrounding Area: The application site comprises a single storey commercial building (unoccupied at the time of the officer site visit on 26th September 2019) with double rear wing footprint and vehicle forecourt. The site fronts onto North Street (adjacent to the end of terrace No. 2), but also has inevitable linkages to the rear of buildings fronting onto Prospect Street. Accordingly it is located within a mixed retail/residential area. The site falls within the designated Caversham district centre (only properties fronting Prospect Street are key frontages) and is thus close to public transport, shops, services and other amenities. The site is also within an air quality management area. On the site location plan the applicant has specified ownership of No. 25 Prospect Street, although this is outside the red-line boundary of the application site.

Proposal: To demolish the existing ancillary single storey outbuilding - previously occupied in connection with the shop (at No. 23 Prospect Street) as a yoga and natural therapy treatment centre - and erect 2no. two bedroom terraced dwellings attached to the existing end of terrace property (No. 2) on the north side of North Street.

Both bedrooms for each unit would be located at first floor level, with a combined living/dining/kitchen room and a home office at ground floor level. Bi-fold doors lead out to the rear amenity spaces, with the small area of flat roof in the living/dining/kitchen rooms including a rooflight. A small front garden with space for cycle and refuse bin storage would be provided to the front of each dwelling, in addition to the private rear gardens to the rear.

The two storey dwellings would be finished externally in brick and tile and have a pitched roof matching the height of the existing terrace. The front windows would also be of a sash appearance in keeping with the original windows still fitted to most of the other houses in the street (those at No.2 have been altered). On the proposed plan, the following materials are specified (although no details / samples have been submitted with the proposal):

- Walls - Red/orange facing brickwork (to match street scene generally) with contrasting brick surrounds/band courses (to match street scene generally) -

Flat gauge brick arches over windows/doors and stone window cills. Stone copings to parapet at rear/side

- Roofs - Slate tiles (to match street scene generally)
- Flat Roof Sections: Grey single ply membrane roof covering
- Front Door - Composite 'Secure by Design' door set with glazed fan light over
- Bi-fold doors and flat roof skylights - Grey aluminium frames
- Windows: Aluminium double glazed sash window units (to match street scene generally)
- Obscure glass to all WC/bathroom windows and where noted
- Rainwater goods: UPVC deepflow guttering with associated downpipes (to match street scene generally)
- Boundary: Low level brick walls to front entrances and new close boarded timber fences to rear
- Bin Store: Timber clad store Cycle Secure store

During the course of the application a revised viability appraisal was submitted. Following officer feedback on the viability appraisal the applicant agreed to paying the full financial contribution towards affordable housing.

Plans Considered:

57-1100 Existing Site Plan and Plans, as received 15/05/19

57-1200 Existing Elevations, as received 15/05/19

57-1205-C Proposed Site Plan, Plans & Elevations, as received 15/05/19

Other documents

Design and Access / Supporting Planning Statement by Griffin Planning Consultancy Limited, as received 26/03/19

Acoustic Assessment by Sound Planning Ref J03665R1, dated 14/03/19, as received 26/03/19

Construction Management Plan by Christopher James Architecture Ref 57-C1-CMP, dated February 2019, as received 26/03/19

Existing and Proposed GIA Comparisons, as received 10/10/19

Submitted on a private and confidential basis:

Valuation of 25 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB BY Cushman & Wakefield dated 08/01/19, as received 15/05/19

Affordable Housing Statement by Inception Planning Limited, as received 17/09/19

Valuation A by Inception Planning Limited, as received 17/09/19

Valuation B by Inception Planning Limited, as received 17/09/19

Relevant Planning History:

910449 - Extension to existing garage/storage building for domestic use ancillary to the residential dwelling. Granted 17/5/91.

160418 - Demolition of existing commercial building and erection 2 x 2 bedroom houses. Refused 1/3/17. Reasons for refusal:

1. By introducing vehicle parking spaces to the frontage and a new building line, the siting and layout of the proposed dwellings would be intrusive and out of keeping with the appearance and uniform character of the existing terraces and enclosed front gardens in North Street. As it does not maintain the character and appearance of the area in which it is located, the proposal is contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).
2. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails contribute adequately to the housing needs of Reading Borough, contrary to Policy CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM3 (Infrastructure Planning) and DM6 (Affordable Housing) of the Reading Borough LDF: Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's adopted Affordable Housing Supplementary Planning Document (2013).

171041/FUL - Demolition of existing commercial building and erection of 2no. two bedroom houses. Current application resolved to be granted (awaiting completion of s106 legal agreement).

Public Consultation: Notification letters were sent to nearby properties (some on 11/09/19, others on 23/09/19), expiring on 02/10/19 / 14/10/19. The applicant indicated that a site notice was erected on 06/10/19, expiring on 27/10/19. No responses have been received.

Consultation Responses:

Transport:

The proposal consists of the erection of 2 x 2 bedroom dwellings.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area

via this zone. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 off road parking space per 1 dwelling.

The Design and Access states that this development will not be provided with any off road car parking. The development site is located in an area designated as a Residents Parking Permit Area; Zone 01R. North Street is cul de sac with double yellow lines running the entire length on one side of the road with residential parking bays on the opposite side of the carriageway. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area. Therefore should this application be approved there should be an assumption that any future occupants of the proposed dwelling will not be issued with resident or visitor parking permits which should be covered by condition and an informative applied. As previously advised in Transport comments provided for application 171041, Transport are able to accept this as a car free development given the close proximity to town and the parking restrictions in place that regulate unauthorised on street parking. As no off road parking provision is to be provided for the new dwellings the existing dropped kerb/access point will be required to be reinstated and realigned with the footway, this will be covered by the appropriate condition and informative. A license will be required from the Highways Department to undertake any works on the public highway.

Plans indicate cycle storage will be provided in sheds in the rear garden of each dwelling. In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 1.0 cycle storage spaces should be provided per unit. These facilities should be provided within a lockable covered store. Provision detailed is deemed acceptable.

Bin storage should be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. Proposed Site Plan Jan'19 57-1205-C illustrates provision at the front of each property, this is reflective of other properties in the street and is therefore deemed acceptable.

A Construction Management Statement will be required for this development. Comments on the CMS submitted with the application indicated that documentation submitted was unsatisfactory.

In conclusion, there are no Transport objections to this proposal subject to the conditions and informatives stated below:

Conditions

- Pre-commencement Construction Method Statement
- Bicycle parking spaces (compliance condition)
- Bin storage (compliance condition)
- Parking permits (standard two conditions)
- Access closure with reinstatement (compliance prior to occupation)

Informatives

- Parking Permits
- Highways

Environmental Protection:

Potential Environmental Protection concerns relating to noise impact on development and during the demolition and construction phase.

Noise impact on development - The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. The glazing (and ventilation) recommendations of the noise assessment must be followed or alternative but equally or more effective glazing and ventilation can be used. A compliance condition will secure this.

Construction and demolition phases - A CMS has been submitted, and whilst it refers to hours of work, which are acceptable, and basic detail of the dust control measures that will be employed particularly during demolition, but there is no mention of what will be done to ensure noise is kept to a minimum. It is expected for developers to show an understanding of best practice methods (BS5228) and how this will be implemented on site. It is therefore recommended that a pre-commencement condition is included to secure more details.

Valuations:

Various concerns were raised with the viability information submitted. In short, officers consider that a full affordable housing financial contribution of £29,000 could and should be provided in this case.

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 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
- CS9 Infrastructure, Services, Resources and Amenities
- CS11 Use of Employment Land for Alternative Uses
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS20 Implementation of the Reading Transport Strategy
- CS24 Car/Cycle Parking
- CS29 Provision of Open Space
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology

CS38 Trees, Hedges and Woodland

Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 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

DM12 Access, Traffic and Highway-Related Matters

DM13 Vitality and Viability of Smaller Centres

DM19 Air Quality

SA15 District and Local Centres

In addition, the New Reading Borough Local Plan is at an advanced stage. The Inspector's report into the Proposed Modifications has now been received and the new local plan is proposed to be adopted by the Council on 4 November 2019. Accordingly, it is taken into account as part of the determination of this application.

Reading Borough Submission Draft Local Plan 2018

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

EM3: Loss of Employment Land

EN9: Provision of Open Space

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

EN15: Air Quality

EN16: Pollution and Water Resources

H1: Provision of Housing

H2: Density and Mix

H3: Affordable Housing

H5: Standards for New Housing

H10: Private and Communal Outdoor Space

RL1: Network and Hierarchy of Centres

RL3: Vitality and Viability of Smaller Centres

TR1: Achieving the Transport Strategy

TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design SPD (2011)
Affordable Housing SPD (2013)
Revised SPD on Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2011)
DCLG Technical housing standards - nationally described space standard (2015)

Appraisal

The main issues are:

- a) Principle of development
- b) Design and effect on character of area and streetscene
- c) Impact on neighbouring amenity
- d) Amenity of future occupiers
- e) Transport issues
- f) Landscaping / ecology
- g) Affordable housing
- h) Sustainability
- i) CIL

a) Principle of development

The starting point for the assessment of this proposal is justifying the loss of the existing use at the site. In short, there is some ambiguity as to the existing lawful use of the building, with it being known to have previously been occupied in connection with the shop (at No. 23 Prospect Street) as a yoga and natural therapy treatment centre. With this in mind, it is noted that Policy CS11 of the Core Strategy considers the retention of employment land, which in locations outside of the Core Employment Areas is assessed in terms of various criteria including access to roads and choice of transport, whether viable and the effect of its continuation on the character and amenity of the residential area.

Whilst in an edge of centre location and not intrusive in terms of amenity with good transport access, no specific economic reasons have been put forward by the applicant for demolition. Nonetheless the building has been vacant for a number of years and would have to be considerably refurbished and the layout adapted for another use. The site is also adjoined by and situated directly opposite residential properties. In overall terms it is considered reasonable that the constraints of the site would limit the continuous viable economic use of the building in future for commercial activities that may occupy it for a start-up business then in seeking to

expand have to re-locate elsewhere. Accordingly, the loss of the existing use is not resisted.

It is also pertinent to note that the loss of the existing use did not form a reason for refusal in recent application 160418 at the site. Accordingly, it is considered difficult to sustain resisting these proposals on existing land use grounds in light of the recent previous application at the site (whilst of course also acknowledging that each application is naturally considered on its own merits).

Given the loss of the existing use is considered appropriate, it is considered that the principle of providing a residential use at the site is acceptable. This aligns with the broad objectives of Policy CS14, in assisting in meeting the annual housing targets.

b) Design and effect on character of area and streetscene

First, it is acknowledged that the existing structures at the site are not considered to be of any specific architectural merit and therefore no objection is raised to the principle of demolition, on the proviso that the proposed design is of a suitable standard.

The proposed dwellings have taken cues from the existing terrace and are considered to satisfactorily assimilate into the streetscene, being of a scale, nature and style which is akin to the existing terrace. A welcomed level of care and attention to detail has been taken to include brickwork features, surrounds and cills (as examples) which are characteristic of the terrace. Accordingly, the proposals are supported in this regard. The applicant has included detailed annotations on the proposed plans specifying the proposed materials and this level of detail is considered to be satisfactory to enable a condition requiring more material details not to be necessary on this occasion. Instead, the standard plans condition will ensure that the proposed materials will be implemented in accordance with the details specified at application stage.

Finally, for completeness, it is considered that this proposal has overcome reason for refusal 1 of application 160418. More specifically, these proposals do not introduce vehicle parking spaces to the frontage or a new building line, meaning that the siting and layout of the proposed dwellings would now not be intrusive or out of keeping with the appearance and uniform character of the existing terraces and enclosed front gardens in North Street.

c) Impact on neighbouring amenity

Policy DM4 seeks to protect the amenities of existing residential properties in terms of the potential loss of privacy (overlooking), loss of daylight and sunlight, visual dominance (overbearing), noise and disturbance, crime and safety etc.

In terms of general noise and disturbance, it is considered that the impact of the proposed new residential properties would not be significantly worse than that likely to be experienced from the daytime use of the existing commercial building. Any intrusion during the evenings and weekends from a residential use would be no greater than that elsewhere in the street.

In the previous proposal (under Ref. 160418), due to the set back from the established front building line in order to provide parking spaces the original tunnel back layouts found throughout the terrace was replicated in the right hand unit adjoining No. 2. With the parking spaces omitted to the front this element has now been deleted as the rear wall would be in alignment with the nearest half of No. 2 and thus should ensure that there is no change in the amount of natural daylight currently received to the habitable room rear windows of that property.

In this regard, the amended proposal is considered to be in accordance with the objectives of safeguarding amenities set out in Policy DM4 of the SDPD. With specific reference to the impact on no. 2 North Street, the proposal is single storey on the boundary, and extends a relatively modest 3m beyond the rear return of the neighbouring property. A first floor element is set away from the side boundary. During the officer site visit it was seen that there were two side elevation windows facing the application site at ground floor level, serving a kitchen and bathroom (obscure glazed). These windows and the kitchen / living room are not considered to be significantly impinged by the proposals, particularly bearing in mind the existing context at the site too.

In order to protect neighbouring and nearby amenity it is considered reasonable and necessary to remove permitted development rights in relation to Class A (extensions etc), B (roof additions) and E (outbuildings etc), and separately to prevent new windows being placed in the east and west side elevations at first floor level. This is due to the constrained nature of the site, with future potentially unrestricted development potentially harming the amenities of neighbouring properties. For example, this could be through overlooking or being overbearing and harm the appearance of the host dwellings and the area in general. As such, these conditions will ensure this is able to be managed where appropriate.

d) Amenity of future occupiers

It is considered that the proposals would provide an overall good standard of accommodation throughout with regular shaped rooms providing suitable outlook,

natural lighting and ventilation. The rooms are regularly sized and shaped, providing suitable accommodation within the context of the inherent constraints (predominantly the fairly limited size) of the site. In addition, the noise assessment submitted has

The proposed mix of 2x2-bed units is considered appropriate in this instance. Although both units are of an identical size (thereby not providing a mix), given the small number of units created this is satisfactory in this instance. It is recommended that a condition is secured whereby no change to the unit mix (2x2-bed units) shall be made to the development hereby permitted without written approval from the Local Planning Authority. This is to safeguard the mix altering to potentially unacceptable mixes in the future, while also having a dual benefit of not altering the sales values of units (which could improve scheme viability) without this being managed and assessed by the local planning authority.

Whilst the plot shapes beyond the footprint of the building is irregular, there would be adequately sized rear amenity spaces created for future occupiers, not significantly out of keeping with the characteristics of the area. In order to help ensure future residents maintain sufficient amenity space (characteristic of the area), it is proposed to remove PD rights in relation to Class A (enlargement improvement or alteration), B (roof additions) and Class E (outbuildings).

e) Transport issues

As per the transport observations above, the proposals are acceptable subject to a pre-commencement Construction Method Statement condition, and compliance conditions relating to cycle parking, bin storage, parking permits and access closure / reinstatement of a path.

f) Landscaping / ecology

Although specialist landscaping and ecology officers have not been formally consulted at the time of this application, comments were made at the time of a pre-application request prior to the submission of this application.

In terms of landscaping, no issues were/are raised and it is not considered necessary to secure any specific landscaping conditions as part of any approval. More specifically, there are no trees or soft landscape features on site and no new areas of trees or landscaping are proposed as a result of this application. The small, walled front 'yard' area with bin space at the front of the two new dwellings reflects that of the surrounding dwellings therefore it would be unreasonable to object to the application on these grounds. No tree or landscape conditions are required.

Regarding ecology based matters, it is proposed to demolish the existing building and to erect a pair of new dwellings. As per the plans submitted, the new building would be erected over a slightly larger development footprint to that of the existing. However, in any case the remainder of the site comprises only hardstanding. As such, considering the location and the type of building, it is considered unlikely that the proposals would adversely affect bats. As such, there are no objections to this application and a bat survey report is not required.

g) Affordable housing

The applicant submitted viability information seeking to justify a nil contribution towards affordable housing, set against the context of a adopted local policy position whereby a financial contribution would be secured. The Council's Valuer has assessed the information provided and, in summary, does not agree with the viability information submitted. Instead, officers consider that a fully policy compliant financial contribution towards affordable housing elsewhere in the Borough of £29,000. Upon reflection, the applicant subsequently agreed to make the full financial contribution to affordable housing. This will consequently be secured via s106 legal agreement. With this secured the proposal is considered to comply with Policy DM6 / H3.

As means of background, the Council's legal challenge of Brandon Lewis's written statement of November 2014 (regarding affordable housing on sites of less than 10 dwellings) was decided in July 2015. The outcome of which was that the Council would continue to apply the relevant local planning policies regarding contributions to affordable housing. The proposal seeks to create two additional dwellings and therefore a contribution towards off-site affordable housing provision is required as part of the application in accordance with Policy DM6 of the Reading Borough SDPD H3 of the emerging Local Plan 2019 and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The provision of affordable housing is a major issue in the borough. The borough experiences high levels of need as evidenced by a recent Strategic Housing Market Assessment and other indicators, its residents face major issues relating to affordability as a result of high and increasing house prices compared to average local incomes and significant issues in the future supply of affordable housing to meet identified needs.

Recent appeal decisions in the Reading Borough found in favour of the Council's approach, whereby the Planning Inspector has agreed with the Council's position that the 'local circumstances in Reading justify the need for small sites to make contributions to affordable housing as an exception to national policy'. These include the following early examples:

Appeal Ref: APP/E0345/W/16/3162427 171 Blagdon Road, Reading

Appeal Ref: APP/E0345/W/16/3153661 17 St Barnabas Road, Reading
Appeal Ref: APP/E0345/W/16/3159962 8 Thornton Road, Reading
Appeal Ref: APP/X0360/W/16/3154971 51 Cressingham Road, Reading

Moreover, this has been tested and accepted in the lead up to the imminent adoption of the new local plan in November 2019.

h) Sustainability

No specific information has been submitted in relation to the sustainability or energy credentials of the proposed development. It is noted that emerging policies are more stringent than the existing adopted policies in these regards (partly as a result of the removal of code for sustainability homes requirements in recent years). Although it would have been preferable to have secured the emerging sustainability requirements in this case, owing to the policies not yet being formally adopted, it is not considered possible (when the proposals as a whole are considered - in particular when taking into account some tangible planning benefits of the proposals - such as the sensitive creation of two dwellings and the full provision of an affordable housing financial contribution) to insist on this. With the proposals set to be determined prior to the adoption of the new local plan, it is considered appropriate to proceed without requiring further information in this regard on this occasion.

i) CIL

The proposal would be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the appropriate CIL Additional Information Form. Based on the plans submitted the applicant has miscalculated the floorspace by not counting the party wall between the two dwellings. Given the vacancy period of the existing building, this floorspace cannot be deducted from the liability. An informative will be attached to the decision notice to advise the applicant of their responsibilities in this respect. An estimate of the CIL amount is 154.34sqm (proposed GIA - more than the 148sqm stated by the applicant) x 2019 CIL rate of £148.24 per sqm = £22,879.36.

j) Procedural point - pre-commencement condition

In line with section 100ZA(5) the CMS pre-commencement condition was agreed in writing with the agent of the applicant (request on 14th October; accepted on 21st October).

Conclusion

In overall terms the planning merits of the proposals (in particular the sensitive creation of two dwellings and the full provision of an affordable housing financial

contribution) are considered to outweigh all shortcomings and, accordingly, planning permission (subject to conditions and completion of a s106 legal agreement) is recommended to be granted.

RECOMMENDATION:

Grant Planning Permission subject to conditions and the completion of a s106 legal agreement to secure a £29,000 financial contribution towards affordable housing.

Conditions

1. Time limit - 3 Years

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. Approved drawings

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

57-1100 Existing Site Plan and Plans, as received 15/05/19

57-1200 Existing Elevations, as received 15/05/19

57-1205-C Proposed Site Plan, Plans & Elevations, as received 15/05/19

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

3. Pre-commencement Construction Method Statement (also including noise and dust)

* No development shall take place, including any works of demolition, until a Demolition and 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 Demolition and 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).

4. Bicycle parking spaces (compliance condition)

No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with approved plan 57-1205-C Proposed Site Plan, Plans & Elevations, as received 15/05/19. 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).

5. Bin storage (compliance condition)

No dwelling hereby permitted shall be occupied until the bin storage facility has been provided in accordance with approved plan 57-1205-C Proposed Site Plan, Plans & Elevations, as received 15/05/19. The bin storage facilities shall be retained thereafter for use by occupiers of the dwellings 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).

6. Parking permits - notification of postal addresses

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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. Parking permits - occupiers/transferee informed on prohibition on entitlement

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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

8. Access closure with reinstatement (compliance prior to occupation)

Prior to occupation of the buildings the existing accesses to the site shall be stopped up and abandoned. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway 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).

9. Glazing and ventilation (compliance)

The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application - Acoustic Assessment by Sound Planning Ref J03665R1, dated 14/03/19, as received 26/03/19.

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

10. Mix (compliance)

No change to the unit mix (2x2-bed units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy CS15 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

11. No additional first floor side elevation windows without separate planning permission

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) no windows other than those shown on the approved plans shall at any time be placed in the first floor level east and west side elevations of the building hereby permitted 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).

12. No residential extensions or structures

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 any 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).

Informatives

1. 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.
2. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
3. 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.
4. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.
5. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.
6. 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.
7. 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.

8. 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.

9. 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.

10. 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.

11. 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

12. 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

13. 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.