

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 181459/VAR

Address: 2 Dovedale Close, Caversham, Reading, RG4 7AL

Proposals: Demolish existing 2 blocks of 2 maisonettes, garages and redundant nurses station with the erection of 2 detached houses (4 bed) and 1 pair semi-detached houses (4 bed) without complying with condition 2 (approved plans) of planning permission 141730/FUL.

Case Officer: Nathalie Weekes

Applicant: Grace Allen Homes Ltd.

Date received (valid from): 25 September 2018 **EOT Target Decision date:** 19 March 2019

Site Description and Surrounding Area:

The application relates to a site containing flats (previously nursing accommodation) with garages to the front, on the corner of Dovedale Close and The Mount. It is on a slightly higher elevation than The Mount and is opposite a large building comprising care apartments. The land backs onto the St Peters Conservation Area. There are a number of TPO trees in the gardens to the rear and it is in an AQMA air quality zone.

Proposal

The application is to demolish the existing 2 blocks of 2 maisonettes, garages and redundant nurses station with the erection of 2 detached houses (4 bed) and 1 pair semi-detached houses (4 bed) without complying with condition 2 (approved plans) of planning permission 141730, namely for amended plans.

Amended plans have been submitted as a variation to Condition 2 from planning application 141730 for an alternative scheme which although is taller is not significantly different from the original in terms of footprint, massing and layout. The gross internal floorspace comprises 408 sqm rather than 411 sqm as in the previous application.

The agent has been asked to clarify the difference in height between the current and previous scheme from application 141730.

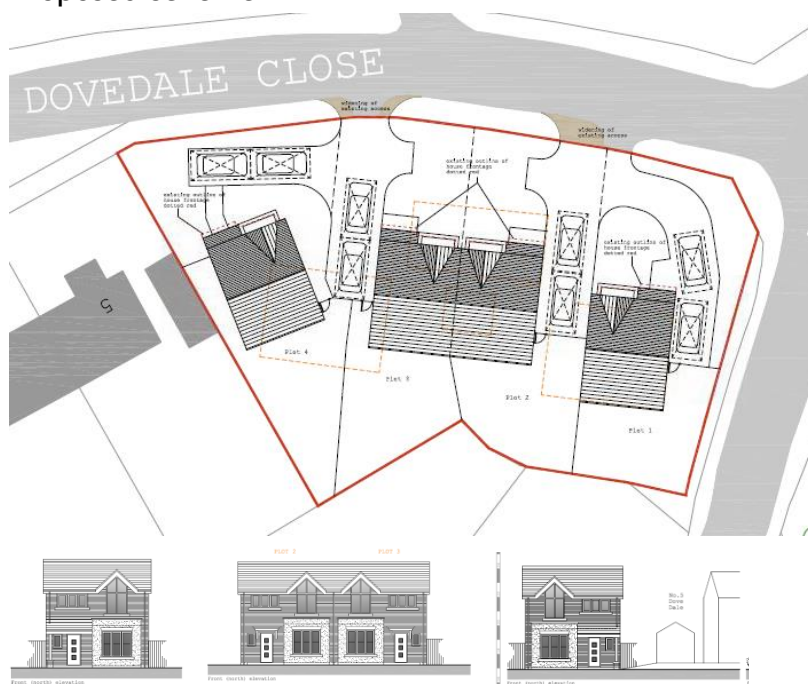
It proposes different design features including:

1. Elevation aesthetic - front elevation more traditional with a few contemporary details, bay added to the lounge and expressed as a rendered projection, space offset from previous porch projection. Other elevations are the same.
2. Building footprints the same other than the front bay/porch swap which is moved to the lounge and is about 0.7m² larger
3. Proposed ridge is at 7.25m, consented at 7m
4. Proposed eaves is at 5.15m, consented at 5m
5. Pitched "eye-brow" dormer over FF windows
6. Landscape/access all the same

Previous scheme



Proposed scheme



This is a VARIAT application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended). This means that it seeks some 'minor material' amendments to the original planning permission. However if permission was granted, it would form a separate, stand-alone planning permission. Section 73 requires the case officer to consider only the questions of the conditions subject to which planning permission should be granted. This does not however prevent the LPA from looking at the wider considerations affecting the original planning permission. The Government's Planning Policy Guidance makes it clear the LPA can take into account the Development Plan and material considerations under Section 38(6) of the 2004 Act, and the conditions attached to the original planning permission. It goes on to say that LPAs should, in making their decisions, focus their attention on national and Development Plan

policies and other material considerations which may have changed significantly since the grant of the original permission.

Plans considered

237-03-10 Rev P Plot 1 house plans

237-03-11 Rev P Plot 2 & 3 house plans

237-03-12 Rev P Plot 2 & 3 house elevations

Received on 17th August 2018

237-03-13 Rev P1 Plot 4 house plans

Received on 25th September 2018

237-02-10 Rev P1 Proposed block plan

237-02-00 Rev P1 Site location plan

Received on 19th December 2018

Relevant Planning History

There have been numerous planning applications for 1-4 Dovedale Close, the most recent including:

141730 Demolition of existing 2 blocks of 2 maisonettes, garages and redundant nurses station. Erection of 2 detached houses (4 Bed) and 1 pair semi-detached houses (4 bed). Permitted 10th August 2017

140387 Demolition of existing maisonettes and redundant nurses station. Erection of 2 detached houses (4 Bed) and 1 pair semi-detached houses (4 bed). Withdrawn 13th June 2014

130832 Demolition of existing properties and buildings and erection of 2 x 4 bed linked detached houses and 2 x 4 bed semi-detached houses. Withdrawn 5th November 2013

Consultation Responses

A site notice was displayed outside the unit to consult on 'Application for variation of a condition following grant of planning permission. (141730)'. The site was re-consulted for a further 7 days with additional description indicating the variation of Condition 2 of planning application 141730.

One letter of representation was received to this later consultation, raising the following issues (with officer responses in *italics*):

- Overdevelopment of the area following on from Beechwood and Treetops - *permission had already been granted at the site and the amended plans are not significantly different from the original approved floorplans and elevations, although some design features have changed*
- Neighbours were not always notified of the plans - *Site notices have been posted and the Local Authority has informed local residents according to its notification procedures*
- There has been constant disturbance from building work - *Conditions will be placed on construction hours and the amended plans should not result in any additional disturbance than what had been previously permitted. Other developments are not relevant to the consideration of this variation planning application*
- Loss of trees and screening has led to an increase in noise from the site - *amended plans should not result in any additional noise than what had been previously permitted*
- Parking is a problem with an increase in commuter parking - *The plans will have to provide a suitable level of parking as a condition of any planning permission*
- Signage is badly marked - *this is not a material consideration for this application and should be forwarded to our transport team*
- There has been a recent collision - *there has been no change in proposed access which has previously been accepted by RBC Transport*

- Bin provision is unsatisfactory - *The proposal will have to have a waste collection and bin store approved by the Local Authority*
- Dovedale Close is at a higher level than The Mount and large buildings will have a detrimental effect - *the amended plans are very slightly higher than the previous scheme but are not considered to cause a significant detrimental impact, as detailed in the Appraisal below.*

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.

LEGAL AND PLANNING POLICY CONTEXT

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'.

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

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough 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)
CS14 (Provision of Housing)
CS15 (Location, Accessibility, Density and Housing Mix)
CS24 (Car/ Cycle Parking)
CS33 (Protection and Enhancement of the Historic Environment)
CS36 (Biodiversity and Geology)
CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document (2012) (Altered 2015)

SD1 (Presumption in favour of Sustainable Development)
DM1 (Adaptation to Climate Change)
DM3 (Infrastructure Planning)
DM4 (Safeguarding Amenity)
DM6 (Affordable Housing)
DM9 (House Extensions and Ancillary Accommodation)
DM10 (Private and Communal Outdoor Space)
DM12 (Access, Traffic and Highway-Related Matters)

SPG/SPD/Other guidance

Affordable Housing Supplementary Planning Document

A Design Guide to House Extensions SPG

Revised Parking Standards and Design Supplementary Planning Document

Planning Obligations under Section 106 Supplementary Planning Document

Sustainable Design and Construction Supplementary Planning Document

5. APPRAISAL

The design proposals are for a development of 2x4 bedroom detached houses and 2 x 4 bedroom semi-detached houses in approximately the same location as the original nursing accommodation.

The main changes in design from that previously approved include a front bay with taller windows above. The proposed side elevations and the windows at the first floor level on the rear elevation are comparable with the original approved plans, with the variation and inclusion of patio windows to the ground floor rear elevations.

The main changes are:

1. Elevation aesthetic - front elevation more traditional with a few contemporary details, bay added to the lounge and expressed as a rendered projection, space offset from previous porch projection. Other elevations are the same.
2. Building footprints the same other than the front bay/porch swap which is moved to the lounge and is about 0.7m² larger
3. Proposed ridge is at 7.25m, consented at 7m
4. Proposed eaves is at 5.15m, consented at 5m
5. Pitched "eye-brow" dormer over FF windows
- (6. Landscape/access all the same)

Principle

The principle of development has already been established from the approved plans in Condition 2 of planning application 141730. This proposed application for the variation of Condition 2 should be assessed against whether there have been any material changes that should be taken into consideration and whether the proposed plans result in any detriment to the character and amenity of Dovedale Close. No works have been started on the planning application approved 141730 and no previous requests to vary or discharge any other conditions have been made.

Differences in design

The agent has been asked to clarify the difference in height between the current and previous scheme from application 141730 as they measure taller in style from plans approved in the previous application.

The proposed houses are stated to have a smaller gross area 208sqm rather than 211 sqm. The main changes comprise a taller proposed ridge height at 7.25m, consented at 7m, proposed eaves at 5.15m, consented at 5m and a front bay that is about 0.7m larger. These changes are considered to be very minor and are acceptable.

There is also a change in style of front doors and an increased amount of fenestration to the front elevation and rear elevation. The changes in style are deemed acceptable in this instance however the difference in height should be assessed.

Obligations relating to the original planning permission 171023/FUL to be carried forward:

Materials

As set out in previous conditions/unchanged

Construction method statement

As set out in previous conditions/unchanged

Boundary treatments

As set out in previous conditions/unchanged

Landscaping

As set out in previous conditions/unchanged

Landscaping management

As set out in previous conditions/unchanged

Arboricultural method statement

As set out in previous conditions/unchanged

Access & Parking

As set out in previous conditions/unchanged

No additional windows

As set out in previous conditions/unchanged

Obscure glazing

As set out in previous conditions/unchanged

Hours of construction

As set out in previous conditions/unchanged

PD rights

As set out in previous conditions/unchanged

S106

As set out in previous conditions/unchanged - Variat to be agreed

Informatives

As set out in previous conditions/unchanged

Conditions attached to original planning permission 141730/FUL to be varied as shown below:

<u>Condition 141730/FUL</u>	<u>Proposed 181459/VARIAT</u>
1. Std three years	No change - from original permission date
2. Approved plans	Update to reference amended plans
3. Materials	No change
4. Construction method statement	No change
5. Boundary treatments	No change
6. Landscaping	No change, except to ref previous layout plan
7. Landscaping management	No change

8. Arboricultural method statement	No change except to ref previous Tree survey and plan
9. Access & parking	No change, except to update ref to layout plan
10. No windows	No change except to point to amended plans in condition 2
11. Obscure glazing	No change except to point to amended plans in condition 2
12. Hours of construction	No change
13. PD rights	No change
Informatives	No change, S106 slight rewording to remove ref no

Material Changes

The case officer does not believe there have been any material changes that would impact on the outcome of the original planning decision and as such all conditions and informatives relating to the previous application will be carried forward. A S106 agreement was agreed for the original application and this agreement should be amended to correspond to the revised plans as outlined in this variation. CIL will also be liable, based on the amended floor areas.

Impact on the character of the area

The proposed plans do not represent a major change in respect of the scale, proportions and the location of the development. The design has been amended and despite the more modern appearance should result in an improvement to the current dwellings at 1-4 Dovedale Close. There is a mixture of designs in Dovedale Close, The Mount and Albert Road, with the care home across from the development currently being extended. The changes are not considered sufficient to cause a detrimental impact on the character of the area and there is considered to be no notable impacts of these changes on the nearby Conservation Area (St. Peters). Further information regarding the materials to be used should be agreed with the Local Authority as a condition. Established TPO trees will also provide an element of screening between the proposed development and the border of the St Peters Conservation Area to the South of the site. The proposed increase in height will make the appearance of the houses more prominent in their location on a corner plot, but this is considered to be very minor.

Policy DM9 & DM33

Trees

There are TPO trees identified to the rear of the location and all conditions for the previous application should be carried forward to mitigate the impact on the trees and landscaping provision.

Policy DM9 & DM38

Impact on amenity

The established building lines would not be affected as the proposed plans are in the same location as the original permission. The increase in size of fenestration will look towards the care home on Albert Road, which is partially obscured by established trees and foliage and thus should not have any detrimental impact on the amenity of neighbouring properties. The enlarged windows to the rear are at ground floor level and should not have a significant impact on the amenity of properties to the rear. The proposed plans for Plot 4 were revised to illustrate the position of plot 4 in relation to the neighbouring property at 5 Dovedale Close and that there should be minimal detrimental impact. Windows on the first floor elevations should have obscured glazing as indicated in the proposed plans submitted and PD rights should be

removed to prevent the addition of any further windows to the side elevations, to protect the amenity of neighbouring properties.

Properties on The Mount, located at the end of Dovedale Close, have higher ridge heights which would be taller than the proposed houses, there are no properties built directly behind the site, which is a driveway entrance and 5 Dovedale Close is orientated at a different angle than the proposed houses. Therefore the small increase in height should not cause any significant impact on the area or neighbouring amenity.

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

Heads of Terms S106 Variat

LEGAL AGREEMENT OR UNILATERAL UNDERTAKING HEADS OF TERMS:

i) The sum of £30,000.00 towards the provision of Affordable Housing elsewhere in the Borough of Reading. Payment to be made prior to first occupation of the development and index-linked from the date of permission.

THE TERMS OF THE OBLIGATION AGREED WITH THE APPLICANT

A Monitoring Fee of £300 is payable on completion of the Agreement.

The Council's Legal Fees - have already been paid. Set legal fees for the previous Agreement of £700 were paid for planning application 141730.

OTHER INFORMATION

This is a Variat for planning application 141730/FUL, dated 27th July 2017, Ref:CA/3778, S106 no 4180



CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the appearance of the original building or neighbouring properties or amenity. As such the proposed works are considered to

be in accordance with the above relevant policies and permission can be granted subject to the following conditions, S106 agreement and CIL requirements.

Condition 1, 2 and Informative 17 S106 have been revised from the original permission with updated plans and S106 Ref number. All other conditions are carried over from the original permission. There are no further matters to consider and the recommendation is to grant s.73 planning permission.

RECOMMENDATION

Application Permitted subject to conditions

Conditions 1 and 2 now read

1) Time limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was originally granted under planning application 141730 from 10 August 2017.

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 plans - Updated from 141730

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

237-03-10 Rev P Plot 1 house plans

237-03-11 Rev P Plot 2 & 3 house plans

237-03-12 Rev P Plot 2 & 3 house elevations

Received on 17th August 2018

237-03-13 Rev P1 Plot 4 house plans

Received on 25th September 2018

237-02-10 Rev P1 Proposed block plan

237-02-00 Rev P1 Site location plan

Received on 19th December 2018

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

All the other Conditions on Consent 141730 still apply and are listed below

3) [Pre-commencement] Materials

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

details.

Reason: In the interests of the appearance of the street scene and the setting of the conservation area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4) [Pre-commencement] CMS

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

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures / Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction.

No burning of materials shall take place within the site at any time.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

5) [Pre-commencement] Boundary treatments

The development hereby approved shall not be commenced until details of all boundary treatments (including gates), have been submitted to and approved in writing by the local planning authority.

The boundary treatment shall be provided in accordance with the approved details prior to first occupation of the development.

Reason. In the interests of the appearance of the development and the setting of the conservation area. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6) [Pre-commencement] Landscaping

Notwithstanding the details shown on drawing 06 Rev.C, dated 12 February 2015, as approved in planning permission 141730 the development hereby approved shall not be commenced until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

a) pedestrian access and circulation areas, hard surfacing materials (designed to SuDS principles), outdoor structures and ancillary objects (lighting columns, outdoor seating, raised planters, railings etc); and

b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables and pipelines indicating lines, manholes etc; and

c) planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to be native and wildlife- friendly), plant sizes and proposed numbers/planting densities - to include trees of ultimately large size and boundary hedging to the street frontage.

ii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

iii) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development.

Reason: To ensure provision and retention of suitable hard and soft landscaping in the interests of the appearance of the development and the setting of the conservation areas, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015), and Policies DM1 and DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

7) Landscaping management

i) A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development. The landscape management plan shall be carried out as approved at all times thereafter.

ii) Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site, in the interests of the appearance of the development and the setting of the conservation area. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and DM4 and DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

8) [Pre-commencement] Arb Method statement

The development hereby approved shall not be commenced until:

i) an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas identified on plan ref. SPH/RPA-01/19.12 dated 19 December 2011 within the submitted Tree Survey ref. Ref: SPH/5837-01/19.12 as approved in planning permission 141730

ii) a Tree Protection Plan to BS5837:2012 showing the position and specifications of tree protective fencing and other necessary measures, have been submitted to and approved in writing by the Local Planning Authority. Paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.

a) No tree shown on plan ref. SPH/RPA-01/19.12 dated 19 December 2011 shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.

d) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan before any

equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policies CS38 and CS33 of the Reading Borough LDF Core Strategy 2008.

9) Access & parking

No dwelling shall be occupied until the vehicle accesses, parking and turning areas have been constructed in accordance with approved drawing 237-02-10 Rev P1 Proposed block plan. These areas shall be retained as approved solely for vehicle parking and turning at all times thereafter.

Reason: to ensure that the development is provided with adequate access, turning and parking facilities in the interests of highway safety and to reduce the likelihood of roadside parking which would be a danger to other road users in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

10) No windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans, shall be constructed in the south west elevation of Plot 4 hereby approved (side elevation facing number 5 Dovedale Close).

Reason: In the interests of the privacy of the neighbouring dwelling in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

11) Obscure glazing

Before the first occupation of the dwelling on Plot 4, the window at first floor level within the south west elevation (facing 5 Dovedale Close) shall be fitted with obscured glazing and shall not be capable of being opened. The window shall be permanently retained as such at all times thereafter.

Reason. To prevent overlooking and loss of privacy to occupiers of 5 Dovedale Close, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

12) Hours of construction

In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

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

13) PD Rights

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, Part 1 Class A (enlargement/extensions), Class B (roof enlargement) or Class E (outbuildings incidental to the enjoyment of the dwellinghouse), shall be constructed within the development site hereby approved.

Reason: To prevent overdevelopment of private garden areas in the interests of the amenity of future occupiers, to prevent harm to tree roots, and in the interests of the character of the area and the setting of the adjacent conservation area. In accordance with Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM10 of the Sites and Detailed Policies Document 2008 (altered 2015).

Informatives

1) P&P

The local planning authority has worked positively and proactively with the applicant at both pre-application and application stages to resolve matters relating to the layout of the site, the scale of new buildings, the effect on neighbouring amenity, tree protection, landscaping and vehicle access and parking arrangements; to allow the application to be approved.

2) S106

A Section 106 Agreement, and associated Deed of Variation relates to this permission. The agreement is available on the Public Register held by Reading Borough Council.

3) Thames water

There are public sewers crossing or close to the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a

building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

4) Build Reg

The applicant is advised that an application for building regulations approval will be required.

5) Highways

The Council's Highways section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, 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 applicant's behalf.

Any works affecting the highway will be required to be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The developer should be aware 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 Transport Strategy area of Reading Borough Council website).

6. Conditions headed "[Pre-commencement]" are pre-commencement conditions because the details required to be approved need to be designed or 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.

7) CIL

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