

DELEGATED APPLICATION REPORT - Application No. 170909/FUL

Address: Land at 177 Upper Woodcote Road, Reading

Proposal: Erection of two-storey dwelling with integral garage

Case officer: Ethne Humphreys

Site Description and Surrounding Area:

The application relates to land at 177 Upper Woodcote Road, located on the western side of Upper Woodcote Road. The site is currently vacant except for an outbuilding and vegetable garden. The surrounding area is characterised by low density residential development consisting predominantly of large dwellings set within large plots with dwelling scales ranging from bungalows to two-storey dwellings. Along this part of Upper Woodcote Road two-storey dwellings are predominant (including a number of replacement dwellings). The site is within an air quality management area.

Proposal: The application seeks planning permission for the erection of a two storey dwelling (4 bed) with integral garage. A new access is proposed and reconfigured driveway to the host dwelling. Landscaping is proposed to the front and 1.8m high fencing along the side boundaries. The dwelling would be constructed out of multi stock facing brick which would be rendered, with painted timber windows and clay roof tiles.

During the course of the application further details have been submitted in respect of the following:

- Further/revised details in respect of the proposed access/visibility splays
- Further/revised details in respect of the soft landscaping at the site.

The following additional information was submitted on a private and confidential basis during the course of the application:

- Davis Tate Valuation dated 21/08/17, as received 23/08/17
- Romans Valuation dated 22/08/17, as received 23/08/17
- Email from Agent agreeing to make a financial contribution towards the provision of affordable housing elsewhere in the borough

Plans Considered:

Drawing No: Topographical Survey 17055 - TOPO

Drawing No: Block Plan Proposed 17055 - PP0011

Drawing No: Floor Plans Proposed 17055 - PP1030

Drawing No: Elevations Proposed 17055 - PE1010

Received 5th June 2017

Drawing No: Site Plan and Elevations as Proposed 17055 - PP0010 Rev A

Received 10th August 2017

Drawing No: Location Plan 17055 - L01 - B

Received 6th September 2017

Relevant Planning History:

None specific to this site.

Nearby 175 Upper Woodcote Road

150454 Two storey rear and single storey side extensions and garage conversion. Permitted

Consultation Responses:

Natural Environment - No objection subject to conditions to require submission and implementation of a landscape plan/scheme.

Transport - No objection following submission of revised drawing showing visibility splay from the proposed new access, subject to conditions.

Archaeology Officer: No objection subject to condition.

Properties at 175, 179 and 190 Upper Woodcote Road were consulted and site notice was displayed.

No neighbour letters of representation received.

SUMMARY OF DISCUSSIONS WITH APPLICANT/AGENT

The agent was advised of comments from the Natural Environment Team in relation to landscaping and the Transport Team in relation to visibility splays. Revised plans were received addressing the comments raised.

No formal pre-application advice was sought prior to the submission of this application.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008, updated 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 and Amenities
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS16 Affordable Housing
- CS20 Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011)

- CS24 Car/Cycle Parking
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document - (Adopted October 2012)

SD1 Presumption in Favour of Sustainable Development

- DM1 Adaptation to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM11 Development of Private Residential Gardens
- DM12 Access, Traffic and Highway-Related Matters
- DM18 Tree Planting
- DM19 Air Quality

Supplementary Planning Guidance

Revised Sustainable Design and Construction SPD adopted July 2011

Revised Parking Standards and Design SPD adopted October 2011

Affordable Housing SPD adopted July 2013

Section 106 Planning Obligations SPD 2013

Appraisal

The main issues to be considered are:

- Principle of Development
- Design, Impact on Street Scene and Character of the Area
- Impact on Neighbouring Amenity
- Amenity of Future Occupiers
- Impact on Natural Environment
- Impact on Archaeology
- Impact on Parking/Highways
- Sustainability
- Affordable Housing

- CIL

The principle of the development

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

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

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

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

Therefore, while the proposed site is not ‘previously developed land’, the principle of redevelopment is considered acceptable providing the criteria outlined in Policies are met.

Design, Impact on Street Scene and Character of the Area

The building line along this part of Upper Woodcote Road is slightly staggered and the dwelling would be sited forward of No.175 and slightly behind No.179. As such, the proposal would effectively provide a continuation of the form and layout of this part of Upper Woodcote Road, by continuing the existing road line and reflecting the placement of the houses. As such, the proposal would be reflective of the immediate street scene in this

respect, the continuation of which is not considered to result in any significant harm to the character of the wider area. Whilst the overall footprint would be large, and of a somewhat irregular layout, given the separation to the side boundaries of approximately 1m either side, combined with the single storey elements, hipped roofs and cat slide elements, the siting of the dwelling within the plot is considered to suitably accommodate the dwelling without giving a feeling of overdevelopment.

The character of the surrounding properties in Upper Woodcote Road is mostly of large, two storey detached houses with pitched roofs and the materials are mostly red brick and/or white render. In this respect, the siting, appearance, bulk and mass of the dwelling with subordinate forward projecting gable feature and brick and render finish is considered acceptable in the context of the mixed character of surrounding properties. The ridge height would be comparable with its neighbours and the plot width frontage would be in keeping with that found in the prevailing character of the surrounding area. The rear amenity space to the proposed dwelling would be suitable in depth and is not considered out of keeping with the rear amenity space to surrounding properties.

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

Policies DM10, DM11 and CS7.

Impact on Neighbouring Amenity

The neighbouring properties potentially affected by the proposals are No's 175 and 179 Upper Woodcote Road, located to the south and north of the site respectively. In relation to No.179, two first floor windows are proposed on the flank elevation facing this property. Given they would serve bathrooms they could be conditioned to be obscure glazed and maintained in that way so as to not result in any material loss of privacy. The proposed dwelling would project forward of No.179; however, would not breach a 45 degree line to the nearest habitable room window and the roof would be hipped away to minimise the impact. At the rear, the proposed dwelling would just breach a 45 degree line to the nearest habitable room

window. However, it is noted that the nearest room is dual aspect and given the distance of 1m from the proposed dwelling to the common boundary and that the roof would be hipped away, whilst visible, the proposed dwelling is not considered to result in any significant material loss of light or overbearing impact to the occupiers of this property such to warrant a refusal on this basis.

In relation to No.175, one first floor window is proposed on the flank elevation facing this property. As above, given this would serve a bathroom, this could be conditioned to be obscure glazed and maintained in this condition so as to not result in any material loss of privacy. The dwelling would not breach a 45 degree line to the nearest habitable room window and the elements closest to the common boundary would be single storey with a hipped and flat roof to minimise the impact. Given this, and the distance of 1m to the common boundary and approximately 2.5m to the dwelling of No.175 itself, the proposed dwelling is not considered to result in any material loss of light or overbearing impact to the occupiers of this property.

In general terms it is noted that the proposed dwelling could be subject to significant further extensions and alterations under subsequent permitted development rights, which could negatively impact on the amenity of nearby occupiers. In order to manage this, it is considered necessary and reasonable to secure a condition to remove permitted development rights under Classes A (alterations), B (roof additions) and E (outbuildings). In addition, a further condition is required in respect of protecting the amenity of neighbours during the construction period. A construction method statement will therefore be secured via condition and is required from a highway safety perspective too. As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, subject to conditions.

Policies DM4, DM9 and DM11.

Amenity of Future Occupiers

It is considered that the proposals would provide an overall good standard of accommodation for future occupiers of the dwellings. All rooms are considered to be of a suitable size, providing suitable outlook, natural lighting and ventilation. Furthermore, the proposed garden space would be commensurate to the size of the dwelling and in keeping with the character of the surrounding area.

Policies DM4, DM10 and DM11.

Impact on Natural Environment

The site does not contain trees worthy of a Tree Preservation Order; however, the site is on a main route and/out of Reading, identified as a 'treed corridor' in the Council's Tree Strategy. Revised plans were received showing 2 new trees proposed on the road frontage to replace the existing substandard Prunus (Purple Plum) and also showing soft landscaping indicated within the forecourt area which is appropriate.

No objection subject to conditions.

Policies CS36, CS38 and DM11.

Impact on Archaeology

The proposal site is located within an area of archaeological potential. A Roman building was recorded within the vicinity in the early 20th century and numerous finds of Roman coins and prehistoric flint tools are recorded in the Historic Environment Records for the broader area.

Due to the potential for archaeological remains to be impacted by the proposed development further information from field investigation is required. The Berkshire Archaeologist recommends an initial phase of trial trenching prior to development to evaluate the archaeological potential within the site. Depending on the results of the trial trenching further phases of investigation prior to development may be required and adequate time should be allowed for this within the development programme.

No objection subject to condition.

Policy CS33.

Impact on Parking/Highways

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. Upper Woodcote road is also known as the A4074 and is a main transport corridor in and out of Reading.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 2 off road parking spaces for 4 bedroom dwelling.

The site plan illustrates that an integral garage is to be provided. Dimensions of the proposed garage do not conform to the councils standards where it is recommended that the internal dimensions for a single garage is 7000mm long x 3000mm wide to allow easy access to/from the vehicle and sufficient storage to the rear to accommodate a bicycle. However in addition to the garage parking two further off road parking spaces are proposed as well as a manoeuvring space which will allow egress from the site in forward gear, therefore in this instance the dimensions of the proposed garage are acceptable.

Currently the site is served by an existing dropped kerb off the main road and a new access point is proposed to the south of the existing dropped kerb. Revised plans were received indicating visibility splays.

The existing dropped kerb will also be required to be reinstated in line with the footway. An informative will be attached stating that the applicant must obtain a licence from the Council's Highways section before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway to agree the access construction details.

In accordance with the Council's Parking Standards and Design SPD, a 4+ bedroom dwelling should be provided with 2 secure cycle storage spaces, this has been illustrated within the proposed garage, this can also be provided in the form of a garden shed.

Waste and recycling storage will be provided to the southern boundary and collection will be at the roadside as is for other residents of the road. Bin storage should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway for excessive periods.

No objection subject to conditions and informative.

Policies CS23, CS24 and DM12.

Sustainability

The submitted Design and Access Statement highlights a number of sustainability principles adopted for the proposed development considered to be in line with policy CS1 and the Revised Sustainable Design and Construction SPD (July 2011).

The appropriate level of sustainable construction would be secured the appropriate building regulations requirements.

Affordable Housing

Following submission of the application the Council's legal challenge of Brandon Lewis's written statement of 28/11/14 (regarding affordable housing on sites of less than 10 dwellings) has been decided. The outcome of which is that the Council will continue to apply the relevant local planning policies regarding contributions to affordable housing.

The proposal seeks to create a new dwelling and therefore a contribution towards off-site affordable housing provision is required as part of the application in accordance with policies CS9 of the Core Strategy, DM6 of the Reading Borough SDPD and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The applicant has agreed to provide the required contribution towards affordable housing of £50,000 which would be secured by way of a Section 106 agreement.

CIL

The proposal would be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the appropriate CIL Additional Information Form. An informative would be attached to the decision notice to advise the applicant of their responsibilities in this respect. Based on the information provided, this is estimated to amount to £32, 705.37 (256m² of the proposed dwelling - 13m² of the existing = 243m² additional x £120 per m² x 2017 indexation).

Conclusion

It is considered that the proposal, following the submission of additional information and the conclusion of affordable housing discussions, is acceptable for the reasons set out in this report.

RECOMMENDATION:

GRANT PLANNING PERMISSION, subject to completed S106 Legal Agreement in relation to Affordable Housing, and subject to the following conditions:

CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

Drawing No: Block Plan Proposed 17055 - PP0011

Drawing No: Floor Plans Proposed 17055 - PP1030

Drawing No: Elevations Proposed 17055 - PE1010

Received 5th June 2017

Drawing No: Site Plan and Elevations as Proposed 17055 - PP0010 Rev A

Received 10th August 2017

Drawing No: Location Plan 17055 - L01 - B

Received 6th September 2017

Reason. To clarify which drawings are approved.

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

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

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

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

5. The dwelling/building shall not be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7 of the Core Strategy 2008 (altered 2015).

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

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

7. The dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

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

8. 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:

- 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 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 construction
- E. wheel washing facilities on site
- F. 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 Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

9. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough and in accordance with Policy CS33 of the Core Strategy 2008 (altered 2015).

10. 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.
- E. d) boundary treatment with provision of gaps for small mammal movement

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Core Strategy 2008 (altered 2015).

11. 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 of the Core Strategy 2008 (altered 2015).

12. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Core Strategy 2008 (altered 2015).

13. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 of the Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

14. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Policy CS34 of the Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

15. 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.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 and CS2 of the Core Strategy 2008 (2015).

16. 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 alteration), Class B (roof enlargement) or Class E (outbuildings) shall be carried out within the application site without the grant of planning permission having first been obtained from the local planning authority.

Reason: Due to the proximity to neighbouring dwellings in the interests of the privacy and outlook of neighbouring dwelling. In accordance with Policies CS7 of the Core Strategy 2008 (altered 2015) and Policies DM4 and DM11 of the Sites and Detailed Policies Document 2012 (2015).

17. The two first floor windows on the first floor north facing flank elevation and first floor window on the south facing flank elevation shall be obscurely glazed and non-opening, unless that part of the window which can be opened is a minimum of 1.7m above the internal floor level. These windows shall be permanently retained and maintained thereafter as obscure glazed. There shall be no additional windows inserted into the first floor north or south facing flank elevations.

Reason: In order to prevent overlooking of the neighbouring property, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

- a. 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.

- b. The approved development is liable to pay the Community Infrastructure Levy (CIL) in line with the Council's CIL Charging Schedule. Upon permission or soon after, the Council will issue you with a CIL Liability Notice, which details the CIL amount payable. CIL is not payable until commencement of the development, but before commencement you must submit a CIL Commencement Notice to the Council. Failure to submit a Commencement Notice before commencement may mean that a surcharge is imposed, and will mean that the liable party will not be able to benefit from the Council's Instalment Policy and that any claims for relief are void.

It is strongly advised that, before commencement, you submit an Assumption of Liability Form if you have not already done so. If at commencement no party has assumed liability to pay CIL, liability will default to the landowner(s), a surcharge may be imposed, and the liable party will not be able to benefit from the Council's Instalment Policy.

If the development is eligible for a form of relief from CIL, a claim must be made prior to commencement. Claims made after commencement cannot be considered.

More information on CIL, including copies of the forms referred to above, are on the Planning Portal website:

(https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and the Charging Schedule and Advice to Applicants are on the Council's website (<http://www.reading.gov.uk/media/2594/Community-Infrastructure-Levy-Charging-Schedule/pdf/Community-Infrastructure-Levy-Charging-Schedule-20151.pdf>)

& http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)

- c. The applicant's 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.
- d. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://www.reading.gov.uk/environmentalprotection>
- e. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>
- f. 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.
- g. 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 be made 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 at <http://www.reading.gov.uk/ltp/General.asp?id=5X9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).
- h. 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.

- i. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for a financial contribution towards Affordable Housing.
- j. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed time period.