

**A p p l i c a t i o n f o r a p p r o v a l o f d e t a i l s
r e s e r v e d b y c o n d i t i o n f o l l o w i n g
g r a n t o f p l a n n i n g p e r m i s s i o n .**

A p p l i c a t i o n N o : 1 8 0 3 2 2

1 8 7 C a v e r s h a m R o a d , R e a d i n g , R G 1 8 B B

Condition 1: The development hereby permitted shall begin within three years from the date of this planning permission.

The development is nearly complete.

Condition 2: The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: Site Location Plan 366 02 00

Received on 21st February 2018

Drawing No: Block and Roof Plan Proposed 366 02 10 Rev 2

Drawing No: Ground Floor Plan Proposed 366 03 00

Drawing No: First Floor Plan Proposed 366 03 01 Rev 1.1

Drawing No: Second Floor Plan Proposed 366 03 02

Drawing No: Front and Rear Elevation Proposed 366 03 04

Drawing No: Section A-A Proposed 366 03 04

Received 3rd May 2018

The development has been constructed in accordance to the approved plans.

Condition 3: No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how secure, covered and lockable bicycle storage facilities can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Having conversed with Ethne Humphries last year it was decided that a shed or similar storage unit would be out of keeping with the existing street scene. Thus two ground anchors are now provided to allow bikes to be safely secured to within the walled front garden.

See drawing *366-02-01 Block and Roof Plan Proposed rev b*

Condition 4: No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bin storage will be provided. Thereafter the bin storage facility shall be retained for the approved use at all times.

As with the above it was decided that an external storage shed at the front of the property would be out of keeping with the existing street scene. Thus the bin arrangements will remain the same. 1 General waste and 1 recycling bin will be provided for each unit.

See drawing *366-02-01 Block and Roof Plan Proposed rev b*

Condition 5: The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Emailed request to Councils Planning Manager (Implementation), 30/07/19 to request units be renamed 187 (ground floor) and 187a (first and second floor).

Condition 6: Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Please see attached tenancy agreements from Claire Nicholas Lettings confirming the prohibition on entitlement to a car parking permit.

Condition 7: 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.

All construction, demolition and associated deliveries were conducted inside the appropriate time windows.

Condition 8: Prior to the first occupation of any residential unit hereby approved, a final BREEAM Domestic Refurbishment certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the development achieves at least a 'Very Good' rating.

When we first receive the approval and conditions last year I contacted Ethne Humphreys regarding this condition. Attached is the correspondence from this.

187 Caversham Road has been renovated from floor to ceiling.

The roof has been replaced and upgraded as the existing roof to the property had no insulation. This has been upgraded to a U value of 0.16W/m^2 using 100mm celotex boarding at right angles over the joists.

Additionally to aid sustainability and reduce the carbon footprint all of the old roofing tiles were recycled on site to produce shingling for the rear garden. Thus reducing landfill and the need for transportation away from site.

The windows at the site have all been upgraded. With new glazing units for the existing UPVC windows and all new units being double glazed with a minimum of 16mm double glazed units. Max U value of $1.6\text{W/m}^{20}\text{C}$.

A new boiler has been fitted to each property. These are A-rated with 90% efficiency. Certificates attached.

Details of zoning controls, timing controls and boiler control interlocks will be made available to all tenants.

Water Fittings: Low flow taps used. Low volume, dual flush toilets used.

Reduced volume bath tubs have been used and low flow showers with aerated shower heads are also installed.

A- Rated washing machines and dishwashers are also used.

Light Bulbs: All light bulbs to be energy efficient LED type.

No external lighting is used.

Sound tests and flood risk assessments were also carried out and are detailed below.

The dwelling was also certified as a 6 Persons HMO in the early 2000's and actually let by RBC themselves. Thus we have not changed or increased the number of people using the dwellings and as such feel this should be taken into account in terms of sustainability and usage of amenities.

Condition 9: The applicant must submit a scheme demonstrating a scheme of mitigation to protect the dwellings from poor air quality. The submitted information must be approved, in writing, by the Local Planning Authority prior to the occupation of the development.

To mitigate the effects of poor air quality all the windows and doors to the property have been upgraded. Doors include fitted draft seal gaskets to reduced ingress. Internally each dwelling also now has it's own entrance door accessed via the communal hallway thus further mitigating the source control of poor air quality from the front elevation of the property onto Caversham Road.

Mechanical ventilation has been provided for each unit and is sourced from the rear of the property only. See photos below.



All bathrooms and living spaces are compliant with building regulations and a final certificate has been issued.

Condition 10: No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

A full copy of the sound insulation report is attached.

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