

DELEGATED APPLICATION REPORT - Application No.s: 182006FUL

Address: 11-13 Kings Road

Proposal: Conversion of first floor from restaurant use (A3) to residential (C3), providing four self contained apartments (1 x 2 bed and 3 x 1 bed units) and associated works.

Case officer: Matt Burns

Site Description

The site relates to a three storey corner building located at the junction of Kings Road and Abbey Square. The ground and first floors of the building have until recently had been in use as an Class A3 Restaurant. The second floor of the building consists of 7 existing residential flats for which planning permission was granted in 2001 (ref. 010916).

The site is located within the Market Place/London Street Conservation Area and the building is identified as being of Townscape Merit within the relevant Conservation Area Appraisal.

The building is a good example of a Victorian-era façade at first and second floor level fronting Kings Road, although the ground floor incorporates a modern shop front. The part of the building fronting Abbey Square has been replaced with a poor quality 1960s three storey extension, which appears quite dated.

The site is located just within the Reading Central Area and Central Core and is within an active frontage as designated by the Reading Central Area Action Plan (2009). The site is also within an air quality management area (AQMA).

Proposal: The applications seek full planning permission for conversion of first floor from restaurant use (A3) to residential (C3), providing four self-contained apartments (1 x 2 bed and 3 x 1 bed units). Associated works are also proposed, such as changing boarded areas to windows and the provision of extraction vents (at first floor level).

Plans Considered:

Drawing no.s

- 1820 OS Site Location Plan
- 1820 17_001 Existing Ground Floor
- 1820 17_002 Existing First Floor
- 1820 17_003 Existing Second Floor
- 1820 17_004 Existing Roof Level
- 1820 17_005 Existing South Elevation
- 1820 17_006 Existing East Elevation
- 1820 17_007 Existing North Elevation
- 1820 20_001 Proposed Ground Floor
- 1820 20_002 Proposed First Floor
- 1820 21_005 Proposed South Elevation
- 1820 21_006 Proposed East Elevation
- 1820 21_007 Proposed North Elevation

Received by the Local Planning Authority on 14th November 2018

Relevant Planning History:

00-00415FUL - Change of use of existing first and second floor offices to 11 studio and one bedroom flats - Approved at Committee but then withdrawn.

01-00109FUL - Change of use of second floor office and main stairs, (on ground and first floors), to residential to provide 5 x one bedroomed and 2 x studio flats - Granted at Committee, subject to a S106 legal agreement - Planning Permission issued (implemented).

Public Consultation:

Notification letters were sent Soane Point 6-8 Market Place, Dukesbridge Chambers 1 Duke Street, Jacksons Corner 1-9 Kings Road, 1-17 11 Libro Court, 6, 8 and 10 Kings Road, Flats 11-8 Abbey Hall Abbey Square and Reading Central Library Abbey Square. A site notice was also displayed at the application site and a press notice published. No letters of representation have been received.

Consultation Responses:

Transport: No objection, subject to conditions to secure a construction method statement, provision of proposed bike and bin stores, restriction on access to on-street parking permits and to require all external doors to open away from the street.

Environmental Protection: No objection, subject to conditions to secure implementation and retention of the glazing and ventilation specifications set out in the submitted noise assessment report and submission of an air quality mitigation scheme.

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

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

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.

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 - amended 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- 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 (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS26 Hierarchy of Centres
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources

Sites and Detailed Policies Document - (Adopted October 2012 - amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC9 Living in the Centre
- RC10 Active Frontages

Supplementary Planning Documents & other relevant documents/guidance:

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2011)

Market Place / London Street Conservation Area Statement

Appraisal

Principle

The site is on previously developed land within the urban area and is therefore considered suitable for development in principle, subject to any other relevant policies relating to the existing or proposed uses.

The proposal seeks to retain the existing A3 use at ground floor level only. This would accord with Policies RC6 (Definition of the Centre) and CS26 (Hierarchy of Centres) which seeks to locate town centre uses in such locations and maintain the vitality and viability of the town centre. This would also accord with Policy RC10 (Active Frontages) which seeks that to retain A1, A2, A3, A4, A5, C1, D1, D2 and sui generis uses within active frontages (apart from entrance doors to upper floors). Although it is acknowledged that the loss of the first floor would result in the loss of toilet facilities, kitchen, cellar and store associated with the ground floor main Class A3 use, this is not considered to unduly compromise the ability of the ground floor operating as an A3 use in the future. It is considered that these facilities could be provided at ground floor, as part of a (albeit smaller scale) restaurant operation. There is consequently no objection loss of the A3 floor space at first floor level.

The principle of conversion to provide additional residential units (in addition to those already at the 2nd floor of the building) would accord with Policy CS4 (Accessibility and Intensity of Development) whilst the proposal would align with the broad objectives of Policy CS14, in assisting in meeting the annual housing targets.

There is an existing and occupied flat (no.8) located on the first floor of the building. Planning history indicates that this flat was previously occupied as part of a live on-site arrangement for the building manager of the previous use of the building. The unit itself is very small and if permission was being sought for a C3 self-contained flat would likely be refused on this basis, albeit the applicant has indicated that it has been occupied as a C3 unit for some time. The current application is not seeking to regularise this flat and solely relates to conversion to provide 4 flats as per the application description. Therefore, the status of flat no. 8 is not being assessed as part of this planning application. An informative will be added to the decision notice to advise the application that they may wish to seek to regularise use of this flat by way of a separate planning application or a certificate of lawfulness.

Design, Character of the Surrounding Area and Historic Character of the Listed Building

Policy CS7 seeks to preserve or enhance the character of the area in which a development is located and Policy RC5 seeks to secure appropriate relationships between buildings, spaces and frontages within the centre of Reading. Policy C33 seeks to preserve or enhance the historic character of heritage assets.

The proposals relate to internal conversion of the existing first floor of the building. The only external changes are the introduction of small first floor level vents to the Kings Road and Abbey Square elevations whilst an existing window which incorporates a vent is also to be replaced with a plain window without a vent to match the other existing windows to the Abbey Square elevation.

These very minor external alterations are no considered harmful to the character of the building of townscape merit, or surrounding area and would preserve the character of the conservation area in accordance with Policies CS7, RC5 and CS33.

Unit Mix

Policy RC9 (Living in the Centre) of the Reading Central Area Action Plan states that all proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. Ideally, a mixture of one, two and three bedroom units should be provided. Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Core Strategy also details that developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures. The range of units proposed with 1 x 2 bed and 3 x 1 bed apartments is considered an acceptable mix given the modest number of units proposed and constraints of the existing building.

Amenity of Future Occupiers

Policy DM4 seeks to safeguard the amenity of existing and future occupiers whilst Policies CS34 and RC9 seek to protect future occupiers from the impacts of pollution.

All the proposed units and rooms are considered to be of an adequate size. In terms of outlook and daylighting flat no.s 9, 10 and 11 which front on to Kings Road and Abbey Square are considered to be served well in this respect. Flat no. 12 would be served by an existing large light well to the rear of the building which would provide lighting/outlook to the living area and bedroom. This light well looks out on to a courtyard area between the rear of no.s 1-9 Kings Road (Jacksons Corner building) which adjoins the application building to the west and Market Place House, a large rear extension building to no. 6-8 Market Place (Soane Point). The existing flats to the second floor of the building are served by the same large light well which runs up the rear elevation of the building. The light well provides large windows to the rooms it serves. An officer site visit has been undertaken to review to level of lighting and outlook provided by the light well which is considered to be adequate to provide a suitable standard of amenity for future occupiers and would also reflect a similar situation to the flat on the second floor of the building served by the same light well.

With regard to privacy of future occupants there are unlikely to be concerns regarding the units looking out onto Kings Road and Abbey Square. There is some potential for overlooking to the flat no. 12 served by the existing rear light well from the new build development permitted to the rear of Jacksons Corner at 1-9 Kings Road (planning permission ref. 171238). The new Jacksons Corner building has a window with balcony area to the east elevation from second to fifth floor level located on the boundary with the courtyard area to which the existing light well looks out on to. Given the angled relationship, recessed nature of the

balcony area and angled orientation of the window to the Jacksons Corner development it is considered that this relationship would not result in any undue loss of privacy. There are not considered to be any privacy or overlooking concerns relating to the existing windows to the Kings Road and Abbey Square elevations.

The site is located in a noisy location on a busy road within the town centre above an existing A3 use that is to be retained whilst a major bus stop is located directly adjacent to the building frontage. A noise assessment and mitigation scheme was submitted during the application which took into account the above factors. Environmental Protection Officers are satisfied the mitigation measures proposed in terms of glazing and ventilation specifications as well as upgrades to external walls and measures to reduce noise transmission between the existing ground floor commercial use and the proposed first floor flats would be sufficient to protect future occupiers from noise. Implementation and retention of the noise mitigation measures can be secured by way of condition.

Given the sites location with an air quality management area within the town centre Environmental Protection Officers have recommended a condition to secure an air quality mitigation scheme which is to be submitted and approved by the Local Planning Authority prior to occupation of any of the proposed residential units.

Subject to the above conditions officers are satisfied that the proposed development would provide a suitable standard of amenity for future occupiers and accord with Policies DM4, RC9 and CS34.

Amenity of Surrounding Occupiers

Policy DM4 seeks to protect the amenity of existing and future occupiers and Policies RC9 and CS34 seek to protect and mitigate development from pollution.

The application relates to conversion of the existing first floor of the building with only very minor external alterations proposed. The proposals would not result in any loss of light to surrounding occupiers. No additional windows are proposed and there would be no harmful overlooking or loss of privacy from the existing window to the Kings Road and Abbey Square elevations as a result of the proposed conversion works. As discussed above, in the amenity of future occupiers section of this report, the angled relationship and recessed nature of the balconies to the new build part of the Jacksons Corner development is such that there is not considered to be any undue overlooking or loss of privacy to occupiers of this new adjacent building within the rear courtyard area.

Internal noise insulation between flats would be secured under the appropriate building regulations requirements.

There are nearby residential occupiers in this part of the town centre including those occupiers of the existing flats to the second floor of the building. In order to control and manage the potential noise and disturbance impacts of the proposed conversion works upon surrounding occupiers a condition is also recommended to require a construction method statement to be submitted and approved by the Local Planning Authority prior to the commencement of any development on site.

A condition will also be added to the decision notice to control hours of construction in line with the Council's standard construction working hours.

Subject to the above recommended condition it is considered that the proposed development would not be detrimental to the amenity of surrounding occupiers and would accord with Policies DM4, RC9 and CS34.

Transport Issues

Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking related matters relating to development.

The site is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces.

There is no parking currently associated with the site. The non-provision of parking is acceptable in this town centre location given the proximity of public transport services and public car parks. The resident's would not be entitled to a Resident's Parking Permit in this location which would be controlled by condition.

In accordance with the adopted Parking SPD, the development is required to provide a minimum of 0.5 cycle parking spaces for a C3 1-2 bedroom flat which should be in a conveniently located, lockable, covered store. Cycle provision is provided at ground floor level adjacent to the residential entrance lobby to serve the new dwellings. The cycle storage is provided in the form of a designated store for the residential use and is considered to be acceptable. Provision and retention of the cycle store can be secured by way of condition.

A bin store is also conveniently located within the residential entrance lobby with direct access from Abbey Square. This is also considered to be acceptable. However, the proposed plans indicate that the doors to the bin store would open outwards on to the highway which would obstruct the footway and not be acceptable in terms of highway safety and would also be contrary to Section 153 of the Highways Act. A condition is therefore recommended to require the doors to open inwards which would overcome this issue.

Given the site town centre location a construction method statement would also be required in respect of parking and deliveries of plant and materials and can also be secured by way of condition.

There are no transport objections to this application which is considered to accord with Policies CS20, CS24 and DM12.

Sustainability

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD seeks that the proposal, as a 'creation of new residential units through conversion', should comply with BREEAM Level of 'Very Good'. Conditions shall be attached to the planning permission to require submission and approval of a design stage BREEAM report prior to commencement of the development and a post construction BREEAM certificate prior to occupation of the development to demonstrate that this level has been met.

Affordable Housing

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

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

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

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

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

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

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

Community Infrastructure Levy

The proposal seeks to create 4 new residential dwellings and as such is liable for the Community Infrastructure Levy. However, the proposal seeks to utilise existing floor space only and within the CIL Additional Information Form submitted as part of the application it states that this floor space has been occupied in its lawful use for a continuous period of six

months within the last three years. Therefore, the liable floor space would technically be 0m² and no levy is chargeable.

RECOMMENDATION:

GRANT Planning Permission subject to 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 permitted shall be carried out in accordance with the following approved plans:

1820 20_001 Proposed Ground Floor

1820 20_002 Proposed First Floor

1820 21_005 Proposed South Elevation

1820 21_006 Proposed East Elevation

1820 21_007 Proposed North Elevation

Received by the Local Planning Authority on 14th November 2018

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policies CS7 and RC5.

4. The development hereby permitted shall not be occupied until the glazing, ventilation, external wall upgrades and measures to mitigate noise transmission between the ground floor commercial unit and the first floor residential flats, as well and all other noise mitigation measures have been installed in accordance with the specifications recommended within the Cole Jarman Planning Noise Assessment Report ref. 18/0683/R1 received by the Local Planning Authority on 28th January 2019. The installed noise mitigation measures shall be retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies DM4, RC9 and CS34.

5. **No dwelling hereby permitted shall be occupied**, until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning

Authority. The approved scheme shall be implemented prior to occupation of each of the dwellings and retained as approved at all times thereafter.

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

6. **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 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
- b) location 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 CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. No dwelling hereby permitted shall be occupied until the bicycle parking facility has been provided in accordance with approved plan ref. 1820_20_001 - Proposed Ground Floor Plan dated 12/11/2018 and received by the Local Planning Authority on 14th November 2018. The facility shall be kept available for bicycle parking at all times thereafter.

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

8. No dwelling hereby permitted shall be occupied until the bin storage facility shown on approved plan ref. 1820_20_001 - Proposed Ground Floor Plan dated 12/11/2018 and received by the Local Planning Authority on 14th November 2018 has been provided. The bin storage facility 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 and to maintain the character and appearance of the Market Place / London Street Conservation Area, in accordance with Policies CS2, CS7 and CS33 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).

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

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

10. 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.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

11. All external doors shall open inwards away from the highway/street.

Reason: In the interests of pedestrian safety in accordance with Core Strategy Policy CS20, Sites and Detailed Policies document Policy DM12.

12. **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 construction phase having particular regard to the existing residential occupiers to the second floor of the building. 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.

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.

15. **No development shall take place** until a copy of a BREEAM Domestic Refurbishment Sustainability pre-assessment estimator report has been submitted and approved in writing by the Local Planning Authority, demonstrating how the development could achieve a minimum BREEAM rating of 'Very Good', unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

Informatives

1. 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.
2.
 - 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.
3. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

4. 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.
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
7. 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.
8. 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.