

DELEGATED APPLICATION REPORT

Address: Land to the rear of 115 Oxford Road, Reading

Application No: 172284/FUL

Proposals: Erection of a 2-storey building to the rear of 115 Oxford Road to provide 2x1-bed residential units (Class C3) with associated parking and landscaping, following demolition of existing ground floor rear addition at the existing 115 Oxford Road building (part retrospective).

Applicant: McCarthy Properties

Date received: 19/12/17 / valid from 15/03/18

Target Decision date: Originally 10/05/2018; Extension of time agreed with the applicant until 31/05/2018 & subsequently until 14/06/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site is land to the rear of 115 Oxford Road, which is located on the south side of Oxford Road, between the junctions of Waylen Street (to the west) and Zinzan Street (to the east). The site comprises hardstanding, although previously a single storey rear extension attached to 115 Oxford Road was part of the site (within the red line of the application site). This was demolished in 2016. The main building of no. 115 (not within the red line of the application site, but indicated by a blue line to specify it is under the ownership of the applicant) is mid-terrace on the Oxford Road frontage and predominantly two-storey in height, although it also includes a basement and an attic in the roofspace (including an existing rear dormer). During an officer site visit in February 2016 it was evident that the ground floor of the building was conjoined with 117-119 Oxford Road, as part of the former Leightons Opticians at the site. Above ground floor 115 & 117-119 are separate. Vehicular and pedestrian access is possible in the southern part of the site from an existing access point off Zinzan Street.
- ii. There are a variety of building types and uses surrounding the application site on Oxford Road at this point. For example, to the south-west is the Church of Pentecost UK building. To the west of the application 117-119 has been subject to a number of applications in the recent years, with residential uses on the upper floors and an office use at basement/ground floor level. To the west of this building No. 121 is in residential use, comprising a number of self-contained flats (by virtue of permission 061412 at this site). Typically units are in retail or related uses at ground floor, with residential or ancillary uses (to the ground floor use) on the upper floors. Oxford Road is a busy shopping street and a major route into and out of Reading town centre for vehicles and pedestrians alike.
- iii. Although not listed, the application site is located within Russell Street / Castle Hill Conservation Area. In addition, the site is also within the designated Reading Central Area and an air quality management area. In the Conservation Area Appraisal, the site is located within sub-area 4, which states:

Oxford Road contains a long terrace of listed buildings, dating to the early 19th century. The terrace is divided by a shorter group of mainly late 19th century development and many of the buildings in the whole group have modern shopfronts or have been converted into offices. Nos. 169/171 have late 19th century shopfronts, somewhat altered.

Negative features:

- Busy traffic
- Poor pedestrian links across the main road

- Poor quality shopfronts, some of them in listed buildings (e.g. nos. 155 and 157)
- Poorly maintained buildings, some of them listed (e.g. no. 139)
- Plastic windows in listed buildings (e.g. nos. 171 and 177)
- Loss of chimney stacks and chimney pots (e.g. nos. 155-157 Oxford Road)

2. The Proposal

- i. Full Planning Permission is sought for the erection of a 2-storey building to the rear of 115 Oxford Road to provide 2x1-bed residential units (Class C3) with associated parking and landscaping. This follows the demolition of existing ground floor rear addition at the existing 115 Oxford Road building. The demolition works are sought retrospectively given they took place in 2016)
- ii. Since the validation of the application the plans have been altered to incorporate the following changes (following officer feedback):
 - high level windows on the rear (north) elevation at first floor level (serving a bedroom and study) have been added
 - the size of the windows have been increase on the front (south) elevation
 - the windows will be timber framed rather than UPVC
 - A door has been included on the front (south) elevation, rather than an open lobby adjacent to the internal entrances
 - Fully covered cycle parking is now proposed

3. Public / Local Group / Internal Consultation Responses

- i. Neighbour Consultation
A total of 10 neighbour letters were sent as part of this application on 21/03/18. No responses from these consultations were received.
- ii. Reading CAAC
Formally consulted on 21/03/18; no response received.
- iii. Site Notice & Press Notice

A site notice was erected on 21/03/18, expiring on 12/04/18. A press notice was published on 29/03/18, expiring on 20/04/18.

No responses received.
- iv. Internal consultees: Transport
This site is situated on A329 Oxford Road, which is a busy public transport route between the central Reading and the west. Frequent bus services serve the site every 7-8 minutes Mon-Fri and Saturday daytimes and every 15-20 minutes evenings & Sundays.

The existing retail use would remain on the ground floor of 115 Oxford Road with offices and storage at the upper floor levels. This proposal involves the erection of a 2-storey detached building to the rear of 115 Oxford Road to provide 2x1-bed residential units (Class C3) with associated parking and landscaping.

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and

commercial office developments with good transport hubs. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per unit.

The development includes the provision of 2no. parking spaces accessed from shared access off Zinzan Street. The parking spaces comply with the Council's standard dimensions and are included within the red line area of the site. The proposed parking provision is acceptable, however, the applicant should be advised that the parking conditions and informative would be applied to prevent any future occupants of the development from obtaining a residents parking permit (including visitor permits) for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

The Council's Supplementary Planning Document: Revised Parking Standards and Design (SPD) requires 0.5 cycle parking spaces per unit which results in a requirement for 1 cycle parking spaces for the development. The residential cycle storage will be located at the rear of the building, adjacent to one of the parking spaces. The applicant has confirmed during the application that the proposed cycle storage is covered and in a secure and dry location.

A possible concern relates to the bin storage and collection arrangements as the proposed bin store is located in excess of the Council's recommended pulling distances. Therefore, residents may need to transport bins closer to the highway for on-street servicing to occur.

A Construction Method Statement will be required given the town centre location. The proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway.

There are no transport objections to the proposal subject to the following conditions:

- Construction Method Statement
- Vehicle parking space provided in accordance with approved plans
- Bicycle parking - in accordance with approved plans
- Bin storage - in accordance with approved plans
- Parking permits 1
- Parking permits 2

A highways based informative is also recommended.

v. Natural Environment

There are no significant trees or landscape features which may be harmed by this application. I note that the layout includes a small amenity area with tree planting to the north of the new building. Although the wider amenity of this area will be limited, it does represent an area of soft landscaping where previously there was none and as such it is welcomed. There may be scope for tree(s) in this location (as indicated in the plan) which will create a screen between 115 Oxford Road and the new building to the rear. However given the constraints of the site, care will need to be taken regarding species selection in order to ensure the new planting does not become an unacceptable nuisance or unduly onerous for future occupants to maintain within the constraints of the site.

As such, if the proposed redevelopment of the site is considered acceptable in planning terms please include a standard landscaping condition providing details on species and planting quantity, planting pits and post planting maintenance. Also a condition to ensure that any tree or shrub which is removed, dies, fails to thrive or becomes seriously diseased within a period of five years following completion of the building works will need to be replaced.

vi. Ecology

The application site comprises the land to the rear of 115 Oxford Road, which is neighboured by the two large rear extensions of the adjoining properties. It is proposed to erect a two-storey building to provide two flats.

The site is surrounded by habitat of poor suitability for use by wildlife and appears to currently comprise hardstanding. As such, it is unlikely that the proposals will adversely affect any protected species, and there are no objections to the application on ecological grounds.

vii. Valuations

Confirmed that the financial contribution to be secured via s106 legal agreement is appropriate, based on the submitted estate sales values provided by Parker and Lansley.

4. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

PL4-01 - Location Plan, as received 25/01/18
PL4-02 - Existing and Proposed Block Plan, as received 09/05/18
PL4-04 - Existing Elevations, as received 25/01/18
PL4-03 Rev B - Proposed Plans, as received 09/05/18
PL4-05 - Proposed Elevations, as received 09/05/18
PL4-06 - Proposed Side Elevations and Rear of 115, as received 09/05/18
PL4-08 Rev A- Proposed Sections, as received 09/05/18

Other documents submitted:

PL-4-07 - Perspectives, as received 09/05/18
PL4-08 Rev A - Proposed Area Calculations, as received 09/05/18
Letter from Parkers, dated 14/03/18, as received 15/03/18
Letter from Lansley, dated 14/03/18, as received 15/03/18
Heritage Statement by The Keen Partnership, as received 25/01/18
PL4-09 - Sun Study, as received 25/01/18
PL4-10 - Sun Study March 21, as received 29/01/18
PL4-11 - Sun Study December 21, as received 29/01/18
Air Quality Statement by The Keen Partnership, as received 25/01/18
Design and Access Statement by The Keen Partnership, as received 29/01/18
Email from The Keen Partnership referencing that the application is agreeable to paying 5% of GDV, dated and received 29/01/18

5. Relevant Planning History

Application site 115 Oxford Road

- i. 930175 - New shop front to 115 Oxford Rd. Granted 4/6/93.
- ii. 940485 - Fascia/shop front extension. Granted 6/6/94
- iii. 940966 - New Fascia. Granted 6/6/94

- iv. 162084 - Conversion of an existing basement into an one bedroom flat. Application received but currently invalid
- v. 162088 - Erection of a new building with 1 bedroom flat at the ground floor and 2 bedrooms flats at first and second floor. Application received but currently invalid
- vi. 162090 - Change of use of first and second floors from Class A1 (shops) to C3 (dwellinghouses) to comprise of 1 x 2 bed flat and 1 studio flat. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Withdrawn 30/11/16.
- vii. 162239 - Change of use from shop (Class A1) to mixed use for shop and two flats. Current Lawful Development Certificate of lawfulness issued 25/01/17.
- viii. 162083/FUL - Erection of enlarged replacement rear dormer, two rooflights on front roofslope and reinstatement of chimneys (amended description). Granted 02/02/2017.

Neighbouring 117-119 Oxford Road

- i. 930643 - Change of use from office (Class B1) to opticians (Class A1). Granted 2/7/1993.
- ii. 150535 - Erection of second floor rear extension and various alterations associated with change of use of upper floors from Class B1 offices to 6 (5x2 & 1x3-bed) residential dwellings. Refused 22/6/15.
- iii. 151133 - Change of use of first & second floors from Class B1(a) offices to C3 (dwelling houses) to comprise 4 residential flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved 24/08/15
- iv. 151676 - Proposed change of use and extension and alterations of B1 office to form 1No. 3 bed and 3No. 2 bed dwelling units. Withdrawn

Neighbouring 113 Oxford Road

- v. 940456 - Change of use of first & second floors to 2 one bedroom flats. Granted 19/01/95.
- vi. 111808 - Change of use of basement (currently ancillary to ground floor shop) to an independent unit (either A2 or B1 use) with external alterations to front access. Refused 1/12/11. Appeal dismissed 15/2/13.
- vii. 141670 - Change of use from A1 retail use to sui generis beauty salon (amended description). Granted 15/12/14.

6. 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.

7. Relevant Planning Guidance

- i. 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015), '*Sites and Detailed Policies Document*' 2012 (Altered 2015) and the Reading Centre Area Action Plan 2009.
- ii. 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.

- iii. 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.
- iv. The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. 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 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

- i. The application has been assessed against the following policies:

National

National Planning Policy Framework

National Planning Policy Guidance

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1	Sustainable Construction and Design
CS2	Waste Minimisation
CS5	Inclusive Access
CS7	Design & the Public Realm
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
CS29	Provision of Open Space
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 2012 (Altered 2015)

SD1	Presumption in Favour of Sustainable Development
DM1	Adaptation to Climate Change
DM4	Safeguarding Amenity
DM6	Affordable Housing
DM10	Private and Communal Outdoor Space
DM12	Access, Traffic and Highway Related Matters
DM18	Tree Planting
DM19	Air Quality

Reading Centre Area Action Plan 2009

RC5	Design in the Centre
RC9	Living in the Centre

Supplementary Planning Documents & other relevant documents/guidance

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Russell Street/Castle Hill Conservation Area Appraisal (2004)

9. Appraisal

i. The main planning considerations relevant to the determination of this application are:

- Land use principles
- Affordable housing
- Design, heritage assets and impact on the character and appearance of the conservation area
- Quality of accommodation for future occupiers & amenity impacts on nearby occupiers
- Transport
- Other matters

ii. Land use principles

Considering first the demolition of the existing rear addition at No. 115, this has already taken place in 2016. In any event, it would not have been considered to be of architectural merit / value within the conservation area to warrant its retention. As such, the principle of the demolition of this element is accepted.

In terms of the principle of the proposed building, this would largely be in place of hardstanding. The principle of residential accommodation is considered to be difficult to resist on the basis of the varied nature along the rear of this terrace, together with the significant need for residential accommodation within the Borough identified by policy CS14. Accordingly, the principle of residential accommodation in this specific location is accepted.

Related to principle matters is housing mix. 2x1-bed units are proposed, with the first floor unit also incorporating a study. Policy RC9i details 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 mix of one, two and three bedroom units should be provided”. However, given the small number of units and the footprint / massing possible, the 2x1-bed units are considered appropriate in this specific instance.

iii. 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 fewer 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 quashed the decision of the High Court in May 2016.

Reading Borough Council considered its options for implementing its affordable housing policy in 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. 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.

Since this point in time the Council has successfully defended numerous schemes of fewer than 10 units at appeal, based on the special circumstances which exist in the borough. In light of this context, an affordable housing contribution is necessary in this instance. In line with policy DM6, applications for residential development of 1-4 dwellings shall provide a financial contribution, equivalent of 10% of the housing (in practice this would be 5% of the gross development value - GDV - of the scheme).

Accordingly, the applicant submitted two valuations from local agents and is agreeable to making a 5% financial contribution as the affordable housing contribution. In summary, the valuations specify:

Parkers - £180-190k for each of the two units
Lansley - £180-190k for each of the two units

The average of the two valuations combined is £370,000.

5% of £370,000 = £18,500

The Council's Valuer has confirmed that such valuations are appropriate and hence a £18,500 financial contribution towards affordable housing will be secured via s106 legal agreement. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

iv. Design, heritage assets and impact on the setting / character of the surrounding area

In terms of the existing context in the rear of the terrace between Zinzan Street and Waylen Street, there are acknowledged to be a wide variety of additions and alterations which have emerged over the years. Most significantly at the neighbouring 117-119, a substantial two storey addition exists (and also includes a further floor in the roofspace), which dates from the 1980s. Set within this context, it is noted that the proposal does not extend beyond the rear of, or above, the neighbouring addition at No. 117-119. At two-storey and incorporating a pitched roof, the total height of the building would be limited to 6.5m, which is considered to be as modest a two-storey structure as one could be (without incorporating basement level accommodation). The choice of materials (red brick / slate roof / timber framed windows / conservation style rooflights) and simple features means that it would result in a building which aligns with features of the existing terrace, whilst also seeking to create its own character. The execution of the scheme will be critical in the success of the scheme (from a design/heritage) perspective and therefore material samples will be secured via condition.

With all of the above in mind it is therefore considered that the proposal, following revisions (provision of larger windows and removal of UPVC windows in favour of timber framed windows), does not raise any design issues, or impact negatively on the character of the conservation area or the setting of nearby heritage assets (such as listed buildings). The proposal is considered to align with policies CS7, CS33 and RC5.

v. Quality of accommodation for future occupiers & amenity impacts on nearby occupiers

In feedback to the applicant during the course of the application officer concerns were raised regarding the small size of windows within the proposed building (limiting day/sunlight) and the first floor north elevation rooms solely being served by rooflights (limiting outlook). Accordingly, during the course of the application high level windows were introduced and other windows were increased in size, in order to provide what officers consider, on balance, to be an appropriate level of outlook and daylight/sunlight for future occupiers. Simultaneously, the proposed arrangement would also sufficiently protect existing / future nearby occupiers from overlooking/loss of privacy, maintain adequate outlook and retain sufficient access to daylight / sunlight too (noting there are no windows on the majority of the side elevation of the rear addition to No's 117-119, with rooflights instead provided). It is acknowledged that this is a tight and already fairly constrained urban site, but the steps/arrangements proposed by the applicant are such that the proposal would not significantly worsen the living environment for existing / future nearby occupiers.

The proposed units are considered to be of a suitable overall size and include a small amenity space for future occupiers of the ground floor unit. The upper floor unit would not include amenity space, but the existing site constraints are such that, on balance, this is considered appropriate in this instance in this central area location. During the course of the application a dedicated entrance door was introduced (rather than an open lobby area adjacent to the front doors of both units), which is welcomed to minimise the potential for crime/fear of crime at this point. In terms of noise and disturbance, given the building is set back from Oxford Road, noise and disturbance from the road is considered to be limited. There would be potential for noise disturbance from existing nearby uses (e.g. other nearby residential occupiers and the place of worship), but building regulations in terms of insulation would be likely to maintain a suitable quality of accommodation for future occupiers. Vehicular and cycle parking, bin storage and landscaping is considered appropriate subject to conditions. Therefore in overall terms the proposals are considered to provide a suitable standard of accommodation for future occupiers, whilst not causing significant detrimental impacts for existing nearby occupiers.

vi. Transport

From purely a transport perspective the proposals are considered to be satisfactory, as outlined in the transport observations outlined in section 4 above. This is subject to a host of conditions, which will be secured accordingly.

vii. Other matters

Air Quality

In terms of increased exposure matters, the development is situated back from Oxford Road and it is therefore unlikely that road traffic pollutant levels would be at a level that would adversely impact future occupants of the proposed development.

In terms of increased emissions, the proposed development is relatively small and is therefore unlikely to have an impact on local air quality.

Thus, despite the site being location within an air quality management area, no issues are raised in relation to policy DM19.

Sustainability

As a new build scheme the proposals are not subject to CfSH, since this was removed by the government.

CIL

The applicant has duly completed the CIL liability form and evidenced the floorspace involved on plans too. The red line application site contains no existing floorspace, so the estimated CIL figure is based on the proposed floorspace (91.48sqm) and 2018 CIL rate for residential accommodation (£147.29). This equates to a CIL liability of £13,474.08. An informative will be included on the decision notice relating to CIL.

10. Conclusion

- i. Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission, subject to conditions and a legal agreement to secure a financial contribution towards affordable housing.

Recommendation

Grant Planning Permission subject to conditions and a s106 legal agreement to secure a financial contribution of £18,500 towards affordable housing.

11. 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 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:

PL4-02 - Existing and Proposed Block Plan, as received 09/05/18

PL4-03 Rev B - Proposed Plans, as received 09/05/18

PL4-05 - Proposed Elevations, as received 09/05/18

PL4-06 - Proposed Side Elevations and Rear of 115, as received 09/05/18

PL4-08 Rev A- Proposed Sections, as received 09/05/18

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

3. No development (barring demolition works which have already taken place) shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the Local Planning Authority. Details shall include: a) manufacturers specification details of all facing materials and b) physical samples of all facing materials. The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the proposed building and the wider Russell Street/Castle Hill Conservation Area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Reading Central Area Action Plan 2009.

4. No development (barring demolition works which have already taken place) 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.

Reason: To ensure provision of suitable hard and soft landscaping in the interests of the appearance of the development and wider area in accordance with Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central

Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. 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: To ensure provision of suitable hard and soft landscaping in the interests of the appearance of the development and wider area in accordance with Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

6. 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 Policies CS7, CS33 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. No development shall take place, including any further 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 Policy CS20 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).

8. The dwellings/building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the approved plan. The spaces 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 Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan. 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 Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

10. No dwelling/building shall 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: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity of existing nearby and future occupiers from potential disturbance and/or smells, and in the interests of the safety and convenience of all highway users, in accordance with Policies CS2 and CS24 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).

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

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

12. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

13. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from 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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives

1. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with the condition 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.
3. The determination of this planning application required some issues to be resolved subsequent to the registration of the application, so officers have worked positively and proactively to provide a recommendation for approval to be made within agreed timescales.
4. 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.
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
7. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

8. 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.
9. 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. 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
10. 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.