

DELEGATED APPLICATION REPORT

Application No:180467/FUL

Address: 12 Eldon Terrace, Reading, RG1 4DX

Proposal: Demolition of existing dwelling with garages and erection of replacement two storey (and roofspace accommodation) building comprising 3x1-bed residential units (Class C3) with associated bin and cycle storage.

Applicant: Mr Jagtar Dhadwal

Case officer: Jonathan Markwell

Date received (valid from): 13/04/2018

Target decision date: Originally 08/06/18, extension of time agreed until 05/10/18

1. Site Description and Surrounding Area:

- 1.1 The application site comprises a two storey building on the south side of Eldon Terrace, located between the junctions of Eldon Street (to the east) and Eldon Road (to the west). The building dates from the 1970s (see relevant history below), at which point the plot was separated from the listed building at 13 Eldon Square (to the south). As existing there are garage areas at ground floor, with a residential unit above and a private amenity space to the rear.
- 1.2 The site is located within Eldon Square Conservation Area. The building is not identified as one of townscape merit in the conservation area appraisal. Buildings to the rear on Eldon Square are listed. Buildings to the west (on Eldon Road) and opposite on Eldon Terrace are identified as being of townscape merit within the conservation area appraisal. The site is also within an air quality management area (AQMA), but outside of the designated Reading Central Area. The surrounding area contains a mix of uses, although it is predominantly residential in nature.

2. Proposals:

- 2.1 The proposal involves an application for full planning permission for the demolition of the existing dwelling (with garages at ground floor level) and erection of replacement two storey (and roofspace accommodation) building comprising 3x1-bed residential units (Class C3) with associated bin and cycle storage. There would be one flat per floor of the building, with the ground floor unit having access to the rear garden space and the bin/bike storage being shared between the different units.
- 2.2 During the course of the application some revisions and further information was submitted by the applicant (following officer feedback). This related to: alterations to the pitch of the front roofslope and provision of rooflights instead of dormers on the front roofslope; replacement of the flat-roofed rear dormer with two individual rear dormers; revisions to the ground floor cycle store; associated internal alterations to the layout of the units; updated sales valuations on the basis of the revised layouts.

3. Plans and information considered:

Plans:

15023-PL-1 Site Location Plan, as received 13/03/18

15023-PL-3 Existing Ground & First Floor Plans, as received 13/03/18

15023-PL-4 Existing Elevations, as received 13/03/18

15023-PL-5 Rev B Proposed Site Plan, as received 02/07/18

15023-PL-6 Rev D Proposed Floor Plans, as received 02/07/18
15023-PL-7 Rev A Proposed Elevations, as received 02/07/18
15023-PL-12 Rev A Existing and Proposed Roof Plans, as received 02/07/18
15023-PL-13 Rev A Proposed Elevations (Existing Context) and Section AA, as received 02/07/18
15023-PL-14 Rev A Proposed Eldon Terrace street Elevation (Existing Context), as received 02/07/18
15023-PL-15 Rev A Existing & Proposed Side Elevations, as received 02/07/18

Other information submitted:

15023-PL-8 Rev A Proposed Eldon Terrace street Elevation, as received 02/07/18
15023-PL-9 Proposed Materials Palette, as received 13/03/18
15023-PL-11 Rev A Existing and Proposed GIA Calculation, as received 02/07/18
Design and Access Statement by Weston + Co Architects Ref 15023.9.1_DAS_18.01.10, dated 10/01/18, as received 13/03/18
Heritage Statement by Weston + Co Architects Ref 15023.9.1.2_HS_18.01.08, dated 08/01/18, as received 13/03/18
Affordable Housing Contribution Statement by Weston + Co Architects Ref 15023.9.1.3_AHCS_18.01.08, dated 08/01/18, as received 13/03/18
Bat Emergence and Re-Entry Survey by John Wenman Ecological Consultancy Ref R1730/a, dated September 2017, as received 13/04/18
Daylight Bat Survey by John Wenman Ecological Consultancy Ref R1621/a, dated May 2017, as received 13/04/18
Email and 3 x photographs from Weston & Co Architects, dated and received 02/07/18

Information submitted on a private and confidential basis:

Winkworth valuation, dated 26/07/18, as received 31/07/18
Haslams valuation, dated 27/07/18, as received 31/07/18
Parkers Valuation, dated 30/07/18, as received 31/07/18

4. Relevant Planning History:

- 4.1 Application site
20598 - Change of use of the coach house to garages with bed sitting rooms over - Approved in 1972 (Site address was 13 Eldon Square) - formerly part of the curtilage of a listed building, but now separate following this permission.
- 4.2 Nearby sites of relevance
- 8 Eldon Terrace (now 2-6 Eldon Terrace)
APP/E0345/A/05/1187196 (05/00490/FUL) Erection of a terrace of three dwellings. Allowed on appeal 20/12/05.
- APP/E3045/E/05/1187131 (05/00489/CON) Demolition of workshop. Allowed on appeal 20/12/05.
- 17 Eldon Square
180274 & 180275 - Demolition of existing Garages and erection of 2 x two bedroom and 1 x one bedroom terraced houses with associated amenity space and vehicular access to a parking area. Current application under consideration.

5. Public Consultation:

- 5.1 Consultation letters were sent to nearby occupiers on 17/04/18. A site notice was erected on 19/04/18, expiring on 10/05/18. A press notice was published on 26/04/18, expiring on 17/05/18.
- 5.2 Reading CAAC was formally consulted; no response received.
- 5.3 A total of two objections were received, with the issues raised summarised as follows:
- Given the context of Eldon Terrace being in the heart of the Conservation Area (between the listed buildings of Eldon Square and the network of terraced houses listed as of 'Townscape merit', this planning application provides an ideal opportunity to right some of the wrongs of the previous planning history of No 12 Eldon Terrace and enhance the area.
 - Given the site was originally the coach house for 13 Eldon Square it would be more appropriate to have a pair of solid wooden gates (rather than the hit and miss gate) which would also completely obscure the bin store from the street.
 - The entrance door (No. 10 on the plan) has too modern an aspect for the Area; one in an early Victorian style would be more appropriate.
 - The roof height (and that for 180274/180275 and 180192) is too high and the addition of dormer windows is totally out of character with all the housing in surrounding streets. It would better suit the Conservation Area if they were all limited to the height of the existing Victorian terraced workers cottages opposite.
 - Loss of existing parking spaces and additional households created, when considered within the context of other schemes in Eldon Terrace, would unduly exacerbate the local parking situation to the detriment of both existing residents and the conservation area. Removing the unit in the roof space would mitigate this and allow the roof height to be reduced to a more appropriate level.
 - With suitable modifications, as outlined above, the proposed development could be of benefit to the area.
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- Whilst agreeing that the proposed plans do improve the local area, the following concerns are raised:
 - The number of dwellings will impact severely on an already heavily populated area. The number of dwellings should be reduced to take into consideration current density and local character.
 - The removal of 2 parking spaces will exacerbate parking in the conservation area. Parking is already a premium and this development removes two garages, pushing more vehicles onto the streets. The one way system already struggles to cope with the number of vehicles and parking.
 - The proposed use of materials is not in keeping with the street. All properties are brick not stone, unlike Eldon Square. Using stone will have a detrimental impact on local character.
 - The height of the roofline will block light and sun onto the street for a significant portion of the year. Roof heights would be better maintained at their current level. The streets are already dark for much of the time with restricted light.

Officer response: See appraisal section of report for responses on all points.

6. Consultation Responses:

6a. Transport: Eldon Terrace is a one-way system running from east to west. The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. Double yellow lines are present directly outside the proposed development, preventing on

street parking. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 1no. space per unit.

The Design and Access Statement states that no on-site parking is to be provided, but makes reference that residents could apply for residents' permits. Whilst a no car development would be acceptable, due the close proximity to the town centre and access to public transport, Eldon Terrace is located in Controlled Parking Zone 11R where there is significant pressure for on-street parking due to a shortage of on-street residents' parking bays; therefore any future residents of the proposed dwellings will not be eligible to apply for residents or visitor parking permits. Parking conditions and informatives will be applied to prevent any future occupants of the new dwellings from obtaining resident or visitor parking permits for the surrounding area where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighboring residential properties by adding to the already high level of on street parking in the area.

In accordance with the adopted Parking SPD, a 1 bedroom flat is required to provide a minimum of 0.5 cycle parking spaces; therefore the total cycling provision required for the 3 new flats would be 2. These should be in a conveniently located, lockable, covered store. The originally submitted plans illustrated cycle storage for 4 cycles adjacent to the bin store (in a vertical wall mounted stand format). Given the level of provision required, during the application a revised proposal showing one Sheffield stand was submitted, the design of which was acceptable. This provision will be secured via a compliance condition.

Bin storage is illustrated on submitted plans adjacent to the cycle storage area; it should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings and should be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. Again, this provision will be secured via a compliance condition.

Given the constrained nature of the site (and access to it) and the extent of the proposals, a Construction Method Statement is required. The Construction Method Statement will not be approved until all details regarding the management and construction of the project is submitted to and agreed by the Local Highway Authority. However, it is common that a Construction Method Statement is conditioned and determined separately of the planning application.

There are no Transport objections to this application subject to the conditions and informatives stated below.

- Construction method statement
- Cycle parking (compliance)
- Bin storage (compliance)
- Restrictions on parking permits (x2) (compliance)

Informatives relating to highways works and parking permits are also recommended.

6b. Environmental Protection:

Potential EP concerns are raised in relation to the following matters: Noise impact on development; Noise transmission between dwellings; Air Quality impact - increased exposure / new receptors; Air Quality impact - increased emissions; Contaminated Land - small /

simple developments; Construction and Demolition phase. As such, each element is considered in turn:

Noise impact on development

The development is situated far enough back from Eldon Road, London Road and Kings Road for it to be unlikely that traffic noise would impact on future occupants of the proposed development.

Noise between residential properties - sound insulation of any building

Informative - 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.

Air Quality - Increased exposure

As above with noise, the development is situated quite far back from Eldon Road, London Road and Kings Road and is therefore unlikely that road traffic pollutant levels would be at a level that would adversely impact future occupants of the proposed development.

Air Quality - Increased emissions

The proposed development is relatively small and is unlikely to have an impact on local air quality.

Contaminated Land - low risk sites

Planning applications should be considered on a precautionary basis in relation to the possibility of contamination on all land subject to or adjacent to previous industrial and also where uses are being considered that are particularly sensitive to contamination - e.g. housing, schools, hospitals, and children's play areas. Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action. Contamination is not restricted to previously developed industrial land but it can occur also on greenfield sites including land used for residential gardens. Contamination can create risks to human health, property and the wider environment, including long-term limitations on the use of soils.

Given that garages are proposed to be demolished, these have the potential to have caused contaminated land and the proposed development is a sensitive land use. As such a condition requiring the reporting of any unexpected contamination is recommended. This is to ensure that future occupants are not put at undue risk from contamination should any be found during development.

Construction and demolition phases

Concerns are raised about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development, and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability. Therefore, as part of the CMS condition (see transport colleagues), this will also seek to include provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.

Hours of Working - construction and demolition phase - The hours of noisy 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.

Bonfires - 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.

6c. Natural Environment:

The property is within a conservation area; however, there are no significant trees nearby on or adjacent to site which might be affected by the build. The new properties are to be set back further from the highway in line with the adjacent dwellings and this will provide some opportunity for amenity planting to the front.

If planning permission is granted a soft landscaping scheme should be considered. Existing trees with potential in the rear garden should be retained or replaced where feasible as part of the soft landscaping scheme. This will need to be submitted and approved prior to the commencement of the building works. A condition should also be applied to ensure that any new trees or shrubs which die, fail to thrive, become seriously diseased or are removed within a period of 5 years from completion of the building works are replaced.

6d. Ecology:

The bat survey report (John Wenman Ecological Consultancy, September 2017) states that a dusk emergence survey was undertaken in August 2017, and a dawn re-entry survey was undertaken in early September 2017 in suitable weather conditions. No bats were observed roosting in the building. As such, it is considered unlikely that the proposals will adversely affect roosting bats.

In line with the ecological response to an application for an adjoining development (erection of 3 terraced houses, 180274), considering the moderate level of bat activity recorded during the surveys and as per the NPPF, there is a reasonable opportunity to enhance the site for wildlife. A condition should be secured to ensure that at least one bat box is provided on or around the new building.

In summary, subject to the following condition, there are no objections to this application on ecological grounds.

6e: RBC Heritage Consultant:

Legislative and Planning Policy Framework - Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Areas - Section 69 of the Act imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Recent legal cases have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) provides that the local authority has a statutory duty that:

‘with respect of any building or other land in a conservation area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Reading Borough Council Planning Policy - Core Strategy CS33: Protection and Enhancement of the Historic Environment states: Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

Within paragraph 11.8 of the Core Strategy it also specifies that:

The Borough Council is committed to protecting and where appropriate, enhancing the Borough's historic environment. This includes ensuring that buildings and features of Local architectural and historic interest (which are not necessarily recognised components of the historic environment) are taken fully into account and safeguarded..."

Policy CS7: Design and the Public Realm relates to the general design of development within the borough and requires that: All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. This can be achieved through the layout, landscape, density and mix, scale and architectural detailing and materials. The policy notes that development will also be assessed to ensure that they respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough.

National Planning Policy Framework - On 24 July 2018 the revised National Planning Policy Framework (NPPF) replaced the NPPF published in March 2012 (which itself replaced the National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG)). The revised NPPF continues to have a presumption in favour of sustainable development and a key dimension of 'sustainability' is defined as '...protecting and enhancing our...historic environment' (2018, para 8).

The NPPF identifies heritage assets as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2, Glossary 2018)

Paragraphs 193-4 state: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 195 states that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 of the NPPF, requires any 'less than substantial harm to the significance of a designated heritage asset' to be 'weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

All heritage assets have a setting. The NPPF defines the setting of a heritage asset as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Planning Practice Guide (PPG) - PPG states that local planning authorities may identify non-designated heritage assets and in some areas, these heritage assets may be identified as 'locally listed' (DCLG et al, 2014, para. 39). These identified heritage assets may include buildings, monuments, sites, places, areas or landscapes which have a degree of value meriting consideration in planning decisions but which are not formally designated heritage assets (DCLG et al, 2014, para. 39).

The PPG states under 'Why is 'significance' important in decision-taking?' that: Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Under the discussion of 'How to assess if there is substantial harm?' the PPG offers:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England Good Practice Advice

Historic England has produced guidance on the interpretation and implementation of the NPPF and PPG with regard to the historic environment in the form of:

- Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b).

The Eldon Square Conservation Area

No. 12 Eldon Terrace is located within Eldon Square Conservation Area. The Eldon Square Conservation Area appraisal (designated in 1972 and extended in 1982) (Reading Borough

Council, 2007) describes the buildings as being as of architectural interest as grand 19th century villas in Bath stone and having historic interest as examples of the polite architecture built as part of the urban development of Reading.

The conservation area is in a wholly urban location and comprises a dense network of streets and roads of terraced, detached and semi-detached buildings. The most distinctive element of the street pattern is Eldon Square, a mid 19th century development of houses surrounding three sides of a small enclosed rectangular public park containing a lawn, trees and shrubs and a statue of the first Marquess of Reading (1860-1935) who was Viceroy of India from 1921-6. Building height is mainly two- or, less commonly, three-storey. Modern late 20th century office blocks rise to as many as 5 storeys.

The conservation area is divided into three character areas according to building type and period. Character Area 3 comprises the terraced streets east of Eldon Road i.e. Eldon Terrace, Eldon Street, Victoria Street, Montague Street, Town End. Area 3 is primarily residential but also contains a shop and two public houses. Eldon Terrace, like Eldon Place, was built as a narrow service road to the rear of properties in Eldon Square but now provides access to four streets that run northwards onto Kings Road. Town End is a row of 9 houses with long front gardens that can only be reached by a footpath, an unusual 19th century backland development. Eldon Street, Victoria Street and Montague Street are three short streets with terraced houses on either side. They have small gardens to the front and larger gardens to the rear.

The terraces do not extend as far as Kings Road because the area now occupied by modern housing and offices was formerly the site of terraced houses facing Kings Road of which only no. 220 (formerly Nelson Place) remains. The Kings Tavern public house and adjacent modern multi-storey block was the site of a brewery and inn.

Character Area 3: Features that make a positive contribution to the historic character and appearance of the conservation area:

- Rectilinear grid pattern of streets;
- 19th century brick terraced houses typical of Reading;
- Good quality brickwork;
- Flint wall on south side of Eldon Terrace;
- Historic stone kerbs.

Character Area 3: Features that have a negative impact on the historic character and appearance of the conservation area:

- Modern development along Queens' Road;
- Poor state of repair of no. 23 Eldon Terrace;
- Loss of original windows and front doors to modern replacements;
- Loss of original slate roofs and other architectural features such as iron gates and railings;
- Loss of front gardens;
- Unsightly concrete boundary walls.

Description of the originally submitted proposals:

The originally sought proposals consisted of the demolition of an existing dwelling with garages and the erection of a replacement two and half storey building. The proposed building is designed in a 'mews style' with wide arched entrances with a seasoned oak screen to reference a coach-house. The materials would consist of ashlar limestone, a natural slate roof, timber casement windows, aluminium rain water goods and front dormers windows clad in lead to form attic accommodation. The roof is designed as a mansard form in order to allow extra room for accommodation within the roof.

Discussion of the originally submitted proposals:

The front elevation of the existing two storey building with garages below is considered to be a poorly built structure which does not contribute to the character and appearance of the conservation area. Behind the front elevation here appears to be the remnants of a limestone built cottage, and the proposed development using ashlar limestone would help to re-create the lost front elevation. In principle, therefore the replacement of the existing building with a better designed front elevation would be supported.

However, the design for the proposed building includes a mansard roofline in order to allow extra room for accommodation within the roof, which means that it would project at the front and the rear, beyond the existing roofline and would include a flat element instead of a pitched roof. The building would therefore be out of character with conservation area and visually intrusive when viewed down Eldon Terrace in relation to the gabled rooflines of adjacent buildings.

The addition of front dormers would also be visually intrusive within the appearance of the conservation area and out-of-character with surrounding buildings. In summary, by extending the amount of additional accommodation within the roof, the roof design has become intrusive and overly dominant.

Recommendations based on the originally submitted proposals:

Whilst there is no objection in principle to the demolition of the existing building, the proposed replacement design is considered to be harmful to the character and appearance of the conservation area due to the visually intrusive roof form and fenestration. In accordance with the requirements of the principal Act, it is desirable that developments within the conservation area should achieve the aim of preserving or enhancing the character and appearance of the area.

The proposed development would not enhance or preserve the character and appearance of the conservation area in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would fail to meet the requirements of the NPPF, the PPG and RBC Policy CS33.

Updated comments following the submission of revised plans:

The design for the proposed building has been amended to reduce the roof projection and follow the roofline of the adjacent properties which means it will not project at the front, only at the rear. The front dormer windows have also been deleted and replaced with small rooflights, with dormers only to the rear elevation.

As a result of the amendments and the general quality of the materials and scale and design of the front elevation the proposed development is considered to be sympathetic in terms of the built environment and would achieve the requirement to preserve or enhance the character or appearance of the conservation area.

Recommendations

There is therefore no objection in principle to the demolition of the existing building and the proposed replacement design which would preserve the character and appearance of the conservation area, subject to conditions relating to samples of stonework, roof, windows, doors and details of the proposed rooflights.

7. 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.

8. 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 (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 & 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 2018 and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008) (Altered 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- 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
- 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) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity

- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM17 Green Network
- DM18 Tree Planting
- DM19 Air Quality

Supplementary Planning Documents & other relevant documents/guidance

Affordable Housing SPD (2013)
 Revised Parking Standards and Design SPD (2011)
 Sustainable Design and Construction SPD (2011)
 Revised SPD on Planning Obligations under Section 106 (2015)
 Eldon Square Conservation Area Statement
 DCLG Technical housing standards - nationally described space standard (2015)
 Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016);
 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b).

9. Appraisal

The main issues are:

- a) Principle of development - land use matters
- b) Design, heritage assets and impact on the character and appearance of the surrounding area
- c) Amenity - for future occupiers and impact on neighbours
- d) Transport Issues
- e) Affordable housing
- f) Other matters - Sustainability, Air Quality, Trees/landscaping & ecology; & CIL

a) Principle of development - land use matters

- 9.1 From a heritage perspective the existing building is not considered to be of any historical or architectural significance and therefore, subject to the replacement building being appropriate in design terms (as discussed separately below), there is no objection to the principle of the demolition of this unlisted building within the conservation area.
- 9.2 The proposal would result in the loss of one residential unit, but create three units in total; thereby resulting in a net increase of 2 residential units. The principle of providing additional residential units aligns with the broad objectives of policy CS14, in assisting to meet the annual housing targets.
- 9.3 It is also acknowledged that the proposals result in the loss of off-street parking facilities, which could increase pressure on on-street provision. This could be exacerbated by the number of residential units increasing from one to three. However, planning conditions will restrict future occupiers from gaining on-street parking permits (as per the transport observations above), thereby resulting in no consequential harm in this regard.

b) Design, heritage assets and impact on the character of the surrounding area

- 9.4 During the course of the application a number of the concerns raised with the originally proposed scheme (as detailed in the Historic Buildings Consultants observations above) have been addressed through the submission of revised plans. As such, the proposal as revised, is considered to be suitable in terms of its scale, massing, form and detailed design. It is considered to satisfactorily align with the existing 2-6 Eldon Terrace (with the roof profile aligning on the front elevation, with identical roof ridge and eaves heights, together with a similar set-back from the street - more so than existing). Although the proposed material is ashlar limestone and not brick (as per No's 2-6), this is seen elsewhere in the wider conservation area and in itself is considered to represent a high quality material that will preserve/enhance this part of the conservation area (within the context of the existing structure), whilst also satisfactorily preserving the setting of nearby listed buildings too. The provision of oak hit & miss screen/gates and glazed grey painted timber entrance door are more contemporary in style to the original coach house at the site, but in themselves are considered suitable in principle and not objectionable to. Given the sensitivity of the site, exact material details will be secured via condition, including the main limestone sample being erected on site for inspection / approval.
- 9.5 Some concern may be raised in relation to the unusual form at roof level on the rear elevation and the possible harmful bulk visible in long/medium views from the east (especially should the neighbouring development under consideration at present not come forward). However, on balance, officers consider that this element of the scheme is satisfactory, partly owing to the unusual plot shape in this specific instance.
- 9.6 With the aforementioned materials secured via condition, it is considered that the proposals are appropriate in listed building / conservation area / other heritage asset terms. Hence, on this basis it is considered that the proposed works comply with Policies CS7, CS33 and national policy contained within the NPPF 2018 and associated guidance.

c) Amenity - for future occupiers and impact on neighbours

- 9.7 For future occupiers, it is considered that the layout of the proposed residential units are suitable in size and shape to provide an appropriate standard of accommodation, given the constraints of the nature of the proposals and the site. Although there are some irregularities in the shape of some rooms, in overall terms all rooms are regular in size and provide sufficient outlook. One shortfall is the non-provision of external amenity space for future occupiers of the upper floor flats. However, the existing site constraints are such that, on balance, this is considered appropriate in this instance in this instance. In respect of waste and cycle stores, these are conveniently located internally at ground level and are subsequently welcomed (and will be secured via compliance conditions. EP officers have recommended a number of conditions to protect future amenity. Therefore, in overall terms and having applied a critical planning balance to the consideration of the scheme as a whole, the units are considered to provide an overall suitable standard of accommodation, in line with policies CS34 and DM4 in particular.
- 9.8 In terms of the impact of the proposed development on existing neighbouring occupiers, based on the officer site visit, it is not considered that the proposed replacement building would significantly worsen the existing situation. Although the built form extends beyond the rear building line of No. 6, the boundary line moves away from this neighbour and this reduces the overall impact. Although there are more windows than existing (owing to the additional storey), these do not face

towards No. 6 and there is no rear terrace proposed, in contrast to existing (at first floor level). Therefore the additional harm is not considered significant. With regard to the neighbour to the east, no windows are proposed on the side elevation and the proposals are therefore not considered to conflict or compromise any future development which may come forward at the neighbouring site.

- 9.9 For properties on Eldon Square, the significant distance to these properties downplays any possible amenity concerns. For properties on the north side of Eldon Terrace, the reduction in scale (& removal of front dormers) during the application, so that the proposals align with the scale of No's 2-6, means that no significantly harmful amenity impacts are envisaged. This is in terms of overlooking, outlook, sense of enclosure, daylight/sunlight (albeit acknowledging that the height of the building is greater than existing, but within the context of the permission & same context at No's 2-6, it would not be sustainable to resist the proposals on this basis) and overshadowing matters. In terms of noise/dust/disturbance, a condition will specify the construction hours and specific measures will also be secured via the CMS in this regard. Given the proposed units will be self-contained flats (rather than single dwellinghouses), they will not benefit from permitted development rights and therefore this also protects nearby occupiers in the future too. As such, the proposals are considered to comply with policy DM4.

d) Transport Issues

- 9.10 As per section 6a above, the proposals are considered acceptable in relation to all transport related matters, subject to conditions. In particular, it is considered necessary to impose a Construction Method Statement in this instance, as the level of construction work will be significant on a relatively narrow highway with other residential properties in close proximity.
- 9.11 In addition, during the course of the application the applicant has sought to secure only the two additional units from being subject to restrictions on on-street parking permits. However officers consider that, despite the existing context of there being one existing residential unit, given this is a new development for three residential units the standard condition (applying to all new occupiers) will apply (rather than relating to only two of the three units as the applicant suggests). In this regard officers are aware that from the permit database the existing unit last applied for a permit in 2014, which expired in 2015, and had the benefit of off-street parking on the site. During the application the applicant has specified that a permit was applied for and allocated for the unit. Nevertheless, in the context of this being a redevelopment proposal, the street parking in zone 11R being at capacity and the practical difficulties of securing parking permits for one unit and not the other two, means that a restriction on all units is appropriate.

e) Affordable housing

- 9.12 Although acknowledging that the July 2018 NPPF details at paragraph 63 that "Provision of affordable housing should not be sought for residential developments that are not major developments", the Council considers that national policy has not substantively changed from the 2012 NPPF. The ministerial statement, which was already national policy, is now part of the NPPF. It is RBC's view that it is a presentational issue only. The new NPPF essentially repeats the ministerial statement, in relation to which RBC have successfully argued exceptional circumstances in relation to requiring affordable housing on small sites, which have been supported on more than twenty separate occasions at appeal. As such, the Council continues to

require affordable housing contributions on all schemes which create new residential units in redevelopment proposals (as per the outcome of the Strategic Environment Planning and Transport Committee meeting on 13th July 2016).

- 9.13 In line with policy DM6 a financial contribution is required to fund affordable housing elsewhere in the Borough. In the context of this application involving a net increase of two units, it is considered that the financial contribution should apply solely to the upper floor units. During the course of the application, given the size of the upper most floor flat was altered (removal of front dormers) revised valuations (taking this into account and being up-to-date with current market trends) were submitted on 31st July. Based on the three valuations from local agents, the average 5% of the GDV equals £22,333.35, which will be secured in full via s106 legal agreement. Subject to this being secured in the usual manner, the proposal is in full compliance with Policy DM6.

f) Other matters - Sustainability, Air Quality, Trees/landscaping & ecology; & CIL

- 9.14 Sustainability - a formal code for sustainable homes pre-assessment is no longer required (as a result of this being withdrawn by the Government on 27/03/2015). Based on the information provided (and within the context of the existing structure) it is evident that the proposals sustainability credentials are sufficient to demonstrate compliance with policies CS1 and DM1.
- 9.15 Air Quality - Although the application site is located within an air quality management area and that residential is classified as a 'sensitive use' (DM19ii), Environmental Protection colleagues have confirmed there to be no specific concerns with the proposals in this regard, owing to the specific location of the site.
- 9.16 Trees/landscaping & ecology - as per the observations at sections 6c and 6d above, the proposals are considered satisfactory in these regards subject to conditions.
- 9.17 CIL - The applicant has submitted CIL liability information, including a revised floorspace schedule following amendments to the scheme (this shows that the proposed floorspace is 179.9sqm). The building is still in active use and consequently this floorspace (88.7sqm) can be deducted from the CIL liability. On the basis of the residential nature of the proposals, the proposal will be CIL liable. The CIL liable floorspace totals 91.2sqm (179.9sqm proposed - 88.7sqm existing). With the 2018 CIL rate being £147.2941176470588 per sqm, the CIL liability totals £13,433.22. The standard CIL informative will be included on the decision notice, with a liability notice sent to the applicant shortly after the decision has been issued.
- 9.18 **Conclusion**
It is considered that the proposals are acceptable for the reasons set out in this report.

10. RECOMMENDATION:

Grant Planning Permission subject to a s106 legal agreement to secure a financial contribution towards affordable housing (£22,333.35), and the following conditions:

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 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/documents:

15023-PL-3 Existing Ground & First Floor Plans, as received 13/03/18

15023-PL-4 Existing Elevations, as received 13/03/18

15023-PL-5 Rev B Proposed Site Plan, as received 02/07/18

15023-PL-6 Rev D Proposed Floor Plans, as received 02/07/18

15023-PL-7 Rev A Proposed Elevations, as received 02/07/18

15023-PL-12 Rev A Existing and Proposed Roof Plans, as received 02/07/18

15023-PL-13 Rev A Proposed Elevations (Existing Context) and Section AA, as received 02/07/18

15023-PL-14 Rev A Proposed Eldon Terrace street Elevation (Existing Context), as received 02/07/18

15023-PL-15 Rev A Existing & Proposed Side Elevations, as received 02/07/18

Reason: To clarify which drawings have been approved and in the interests of proper planning.

3. The following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a). Sample panel of the facing stonework materials which demonstrates stone type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;

b). Samples and manufacturer's details of the roof materials;

c). Plan and elevation drawings, with materials annotated, of all new windows at a minimum scale of 1:10;

d). Plan and elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

e). Manufacturer's details of the conservation type rooflights, fitted flush with or below the roof covering.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In the interests of ensuring the design quality of the proposed development, to safeguard the character and appearance of the Eldon Square Conservation Area and

to ensure that the proposals are appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

4. * 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
 - g) provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.

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) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. No dwelling hereby permitted shall be occupied until the bicycle parking facility has been provided in accordance with approved plan 15023-PL-6 Rev D Proposed Floor Plans, as received 02/07/18. 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).

6. No dwelling shall be occupied until the bin storage facility shown on approved plan 15023-PL-6 Rev D Proposed Floor Plans, as received 02/07/18 has been provided and 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 and collection 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, in accordance with Policies CS2 and CS7 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).

7. 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 Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

8. 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 Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding

areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

10. 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 Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. * 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);
- (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; and,
- (d) Tree pit specifications.

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 Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

12. 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 Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. 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 Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

14. * No development shall take place until a scheme detailing the locations and specifications of biodiversity enhancements (including bird nesting and bat roosting

features on or around the new buildings) shall be submitted to and approved in writing by the local planning authority. The biodiversity enhancements permitted shall be carried out in accordance with the approved plans and documents prior to the first occupation of any residential unit and shall be retained thereafter.

Reason: To incorporate biodiversity enhancements in and around developments and in the interests of the visual amenities of the locality and local wildlife in accordance with Policies CS7, CS36 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM17 of the Reading Borough LDF 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. 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.
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. 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.
5. 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.
6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.
9. 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
10. 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