

PLANNING APPLICATION FOR THE ERECTION OF 4 DWELLINGS WITH ASSOCIATED PARKING

PLANNING DESIGN, ACCESS AND AFFORDABLE HOUSING STATEMENT

112-114 SOUTHCOTE LANE, READING

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. Introduction

- 1.1 This statement has been produced by Pegasus Group on behalf of Claremont Homes for an application at 112-114 Southcote Lane, Reading.
- 1.2 The application is for the erection of 4 houses with associated parking, to the rear of 112-114 Southcote Lane, Reading. The application site already has planning permission for 2 larger dwellings in a similar position to the proposed dwellings (LPA reference 09/01472/FUL) and remains extant. The decision notice for the implemented application can be found in Appendix 1. This amended scheme does not substantially change the footprint or the layout of the permitted scheme. The current scheme seeks to make efficient and effective use of the site whilst ensuring the layout would respect the character of the area.
- 1.3 This statement is accompanied with the following documents alongside the fee of £1848 and application forms.
- Site Location Plan
 - Proposed Site Plan
 - Existing (as approved) Site Plan
 - Existing (as approved) Elevations
 - Existing (as approved) Floor Plans
 - Proposed Floor Plans and Elevations
 - Proposed Street Elevations
 - Proposed Site Layout- New Tree Positions
 - Viability Assessment
 - Transport Statement
 - Arboricultural Tree Survey and Arboricultural Implications Assessment

2. Site Description

- 2.1 The site is broadly rectangular in shape extending to 0.14 ha and is located on the northern side of Southcote Lane within the defined settlement boundary of Reading. Southcote Lane is a suburban residential street. The application site is adjacent to 114a Southcote lane to the west. Immediately adjacent to the east, lies a site being developed by Taylor Wimpey. This has permission for 118 homes which are accessed off Southcote Lane and the Bath Road. To the rear of the site lies sports fields associated with the Blessed Hugh Farringdon Catholic School. Hedging and trees align the boundary of the site as well as to the front of 114 and 112 Southcote Lane.
- 2.2 Architectural styles in the locality are varied with differing roof forms, however the dwellings are typically constructed from red brick with brown roof tiles. Development in the locality follows a generally linear pattern with dwellings facing onto the highway and with front driveway parking.
- 2.3 The existing properties to the front of the site are both of a traditional construction with pitched roofs. The dwellings incorporate a varying palette of materials. Number 114 is constructed of red brick, whilst number 112 is constructed from white painted render. Both dwellings incorporate features of architectural merit, including front gable projections.
- 2.4 In terms of public transport, the site is well located to bus stop 26 on Southcote Lane which provides a regular bus service to Reading and Calcot. In addition to this, the site is found in a sustainable location with access to a variety of local facilities including a Tesco Express, two primary schools, a post office and a library.

3. Planning History

3.1 A number of previous applications have been submitted for this site, the following planning permissions are the most relevant to this application.

3.2 *Ref: 120909-* Request to discharge conditions- 2, 3, 6, 8, 9, 14 of permission 09/01472/FUL 112 Southcote Lane. Split decision.

3.3 *Ref: 091695-* Construction of 2 dwellings with garages and parking; construction of garage and parking for 112 Southcote Lane with access and landscaping (resubmission of 09/00561/FUL) Permitted Oct 2009 112 Southcote Lane.

3.4 The following permission immediately adjacent to the site is relevant in this instance:

Ref: 151175- A hybrid application seeking outline permission for a new 6 form entry school with all other matters other than access reserved for consideration at a later date and detailed permission for 118 dwellings, access, car parking, landscaping and amenity space following the demolition of the existing buildings. This application was permitted in July 2015. Work has started on site to demolish the existing buildings. Appendix 2 provides the proposed layout for the dwellings to the south west of the site which neighbours the eastern boundary of the site to the rear of 112-114 Southcote Lane.

3.5 Prior to the proposed scheme this statement relates to, a number of schemes for a higher density on site were refused. These refused schemes were decided prior to the Taylor Wimpey decision which is set out above, which represent a strong material consideration in assessing the proposed development. As a result of this permission the character of the immediate area has significantly changed and will continue to change as this neighbouring development is built out. A higher density of development on site will therefore be more in keeping with the surrounding area and development permitted.

4. Proposal

Scale

- 4.1 The scheme proposes 4no. 2 storey detached 3 bedroom dwellings with associated parking and amenity space. This would result in a net increase of 2 dwellings on site. In order to facilitate the provision of a new shared access, the scheme proposes the demolition of the existing garage associated with No.114.
- 4.2 The new dwellings would have a floorspace of 110 square metres per unit. The scheme proposes a footprint of 268sqm resulting in a negligible increase in footprint of 31sqm, compared with the extant scheme. Access to the site has already been implemented under permission Application 091695. The access will therefore remain as existing to serve the proposed development. 8no. on-site parking spaces are proposed to serve the new dwellings, providing 2 per unit.

Design

- 4.3 The dwellings would adopt a traditional design approach and incorporate key architectural features of the locality as well as the extant approved scheme. The design incorporates front gable projections, front porch canopies, chimneys, window sills and headers and front bay windows.
- 4.4 Private garden space will be provided to the rear of each dwelling. Soft landscaping is proposed along the boundaries of the development and within the site to soften the appearance of the development and enhance the overall character.
- 4.5 In terms of layout, the new dwellings would follow an established building line formed by the properties of Aldworth Close. The layout ensures that sufficient amenity space would be provided for the new dwellings.
- 4.6 Soft landscaping is proposed along the boundaries of the development and within the site to soften the appearance of the development and enhance the overall character.
- 4.7 The main outlook is served by the front and rear elevations. The windows on the flank elevations of the new dwellings would not serve any habitable rooms. The windows could be obscure glazed if necessary and fixed shut up to 1.7m as necessary.

5. Assessment Against Planning Policy and Material Considerations

- 5.1 Relevant development plan documents consist of the Reading Core Strategy and Sites and Detailed Policies document. The Council are in the process of producing a new local plan. A draft local plan has been produced which has reached consultation stage.

Principle of Development

- 5.2 The site is found within the settlement boundary of Reading in the urban area of Southcote, on Southcote Lane, a road which is dominated by residential development. There are no planning designations on the site which prohibit residential development and the principle of detached dwellings on the site, of a similar layout to this scheme has already been established under permission 091695. The principle of residential development on this site is therefore acceptable.

The NPPF

- 5.3 For the purpose of this application the NPPF is a material consideration. The following sections of the NPPF are relevant.

Sustainable Development

- 5.4 Paragraph 7 establishes that there "are three dimensions to sustainable development: economic, social and environmental." It states that "These dimensions give rise to the need for the planning system to perform a number of roles":

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that

*reflect the community's needs and support its health, social and cultural well-being;
and*

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy" (p.2).

5.5 The proposal contributes to these three elements of sustainable development. There would be benefits to the local economy, providing employment in the construction sector, contributing to the local economy. The social role would be fulfilled by the introduction of new housing, which would contribute to the recognised need for additional family housing in the borough. There would be environmental benefits from building in an existing, sustainable urban area.

5.6 Section 7 of the NPPF looks at the requirement for good design within the built environment, which is seen as a key aspect of sustainable development. This advises that planning policies should ensure that the development will:

"Function well and add to the overall quality of the area not just for the short term but over the lifetime of the development;

Establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;

Respond to the local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation."

5.7 When assessing the proposal against paragraph 7 of the NPPF, the new dwellings would be in keeping with the surrounding area and would ensure the pattern of development and positive characteristics of the street scene are retained. The proposal optimises a large site which could comfortably accommodate four dwellings without adversely affecting the amenity of the new and neighbouring dwellings.

5.8 The Core Strategy

Policy CS1 Sustainable Construction and Design

5.9 Policy CS1 relates to sustainable design and construction and seeks proposals for new developments to use energy, water, minerals, materials and other natural resources appropriately.

5.10 It is envisaged that the new dwellings will be constructed from locally sourced materials. The new dwellings would be fitted with measures to minimise use and energy such as dual flush cavity wall insulation, draught proofing and double glazing in order to promote sustainable development in accordance with policy CS1.

Policy CS4 Accessibility and the Intensity of Development

5.11 The scale and density of development within the Borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities.

5.12 The site is very well located in public transport terms, with access to regular bus facilities immediately opposite, providing easy access to the centre of Reading. In addition to this there are a range of local facilities. It is noted that there were no highways concerns in association with the approved application for 2 dwellings on the site. There would be very little overall change in the scale of the development when compared to the approved scheme). The scale and density is considered to be entirely appropriate due to its proximity to public transport and local facilities.

Policy CS6 Settlement Boundary

5.13 Policy CS6 seeks to direct all new development within the defined settlement boundary. Land outside of this area primarily constitutes open space, wildlife, floodplain and major landscape designations where it is unlikely that development would be acceptable.

5.14 The site is located within a settlement boundary, as such the principle of development is acceptable in this location.

Policy CS7 Design and the Public Realm

- 5.15 The Council require that the development must be of high design quality that maintains and enhances the character and appearance of the area of Reading which it is located. The various components of development form below will be assessed to ensure the development contributes towards the urban design objectives.

-Layout: urban structure and urban grain

- 5.16 The layout is consistent with the approved scheme for 2 dwellings. The 4 proposed dwellings sit behind the 112-114 Southcote Lane, in line with the built development along Aldworth Close. The houses would not be visible from Southcote Lane, as such the development would have minimal impact on the character of the area and street scene.

-Landscape

- 5.17 The dense vegetation which exists on the northern, western and eastern boundary will be retained as shown on drawing PL-01 (proposed site plan). In addition to this, new screening is proposed between 112-114 Southcote Lane and the new development. This is in keeping with the character of the rest of the street which contains many examples of enclosed dwelling boundaries made up of various tree and vegetation growth.

-Density and mix

- 5.18 The density of the site would be comparable to the Taylor Wimpey scheme to the east, in addition to the densities found on the remaining section of Southcote Lane. The provision of 3 bed houses in this area is consistent with the character of the street and provides for family accommodation in the Borough.

-Scale height and mass

- 5.19 The 4 proposed dwellings on site would be smaller than the approved dwellings. This would mean that the overall scale of development will not increase significantly. The height of the dwellings would be similar to the existing approved proposals.

-Architectural details and materials

5.20 The proposed and existing (as approved) street elevation plans demonstrate a similar building design to the previously approved dwellings on site. This would be consistent with the wider character of the area and with the Taylor Wimpey site to the east.

5.21 Policy CS7 also states that developments will also be assessed to ensure it makes a positive contribution to the urban design objectives. These are as follows:

- Character
- Identity and sense of place
- Continuity and enclosure
- Quality of the public realm
- Ease of movement
- Legibility
- Adaptability
- Diversity

5.22 Continuity and legibility has been established through a clear street line which follows the existing line of development of the houses along Aldworth Close. The parking area shown to the front of the dwellings allows for safe vehicle access, turning and secure parking in a location similar to that already approved. Landscaping to the front, and along the boundaries ensures a high quality public realm which reflects the character of Southcote Lane.

Policy CS15 Location, Accessibility, Density and Housing Mix

5.23 This sets out that the appropriate density and mix of residential development within the borough will be informed by the characteristics of the area, the level of accessibility by walking cycling and public transport, the need to achieve high quality design and the need to minimise environmental impacts.

5.24 The site falls within the councils 'accessible suburban' area, where densities of between 35-55 dwellings per hectare are sought. At present the site has permission for 2 dwellings. This would result in a total existing density of approximately 14.29 dwellings per hectare, below the council's requirement. An increase of 2 new

dwellings on site would result in a density of approximately 28 dwellings per hectare. It is noted that the adjacent Taylor Wimpey site which has a density of approximately 59 dwellings per hectare. Further development of this site as set out would result in a more efficient use of land and provides a density which is more in keeping with the Council's indicative densities set out and would help contribute towards the overall need for family accommodation within the borough.

Policy CS22 Transport Assessments

- 5.25 Policy CS22 advises that planning permission will not be granted unless development proposals make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport.
- 5.26 The development will utilise the existing access on site. This allows for safe and easy access to the dwellings and parking area for vehicles and pedestrians. A transport statement accompanies the application which clarifies the following information.
- No highways objections have been raised for previous applications on site which are for schemes of a higher level of development than the proposed.
 - The level of traffic generated would not have a material impact on the operation of Southcote Lane or the immediate highways network.
 - The layout would comply with the relevant standards in terms of visibility splays, parking provision.
 - A swept path analysis is provided which demonstrates safe turning of vehicles in order to enter and leave the site.

Policy CS24 Car/Cycle Parking

- 5.27 The Council will apply maximum standards in relation to the accessibility of the location. The site is located within Zone 3 as defined within the Parking Standards Supplementary Planning Guidance. The standards require 2 spaces per unit for the proposed 3 bed houses.
- 5.28 The scheme provides 8 spaces which would be in accordance with the council's adopted parking standards.

- 5.29 The Council set out a minimum of 2 cycle spaces per unit for a 3-bed dwelling house. Cycle parking can be provided within the rear gardens of the new dwellings and will therefore meet these standards.

Policy CS38 Trees Hedges and Woodland

- 5.30 This policy states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal.
- 5.31 The submitted arboricultural report and tree survey demonstrate the necessary tress for removal. Some of these trees surveyed have already been approved for removal under the extant permission. The report provides the following information:
- Tress to be removed include T.2G X3, T3G x 5 T.6G X 10 and T.7G X 5
 - A mitigation strategy is provided within the tree report.
 - The necessary precautions to prevent damage to retained trees.
 - The use of tree protective fencing for low intensity development should be used as shown on the tree protection plan.
- 5.32 The submitted tree survey and mitigation plan demonstrates the proposal would not have an adverse impact on the landscape character of the site through removal of trees of vegetation in compliance with the requirements of policy CS38.

Sites and Detailed Policies Document

DM4 Safeguarding Amenity

- 5.33 Policy DM4 looks to ensure the development will not cause a significant detrimental impact to the living environment of existing or new residential properties. This is assessed in terms of privacy and overlooking, visual dominance and overbearing effects, noise and disturbance. The positioning of habitable rooms, windows and outdoor living spaces is identified as being particularly important.
- 5.34 In this instance, the development should be assessed in terms of impact on the other new units proposed, 112-114 Southcote Lane and the adjacent properties which form part of the Taylor Wimpey site to the east.

- 5.35 No windows serving habitable rooms exist on the side elevations of the proposed dwellings. Windows on the site elevations serve the bathroom and staircase/hallway. Obscure glass could be used on these windows to ensure there would be no impact on privacy to the neighbouring dwelling, this could be secured by condition.
- 5.36 There is a distance of 24m between plot 2 and habitable windows of 114 Southcote Lane, the distance between plot 3 and 112 Southcote lane is 22.9m This is a sufficient distance that would not to cause any overlooking, nor would there be any overbearing impact. To aid privacy, new planting and screening is proposed to the rear of 112 and 114.
- 5.37 There would not be any direct overlooking between the proposed properties and the dwellings closest on the Taylor Wimpey site, as is shown in Appendix 2. The nearest plots of the Taylor Wimpey Development are Plots 1 and 9. These properties are well screened by trees along the boundaries. The side elevation of plot 4 would face the garden space of plot 1. There would be no overlooking onto this space nor are there any habitable rooms with windows on the side elevation of plot 4.

Policy DM6: Affordable Housing

- 5.38 Policy DM6 sets out the threshold for affordable housing in the borough. This states that in sites of 1-4 dwellings a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing. In cases where proposals fall short of policy targets as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer or landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.
- 5.39 The NPPF indicates that obligations should be weighed against viability considerations. This application is submitted with a viability report which provides appraisal figures demonstrating that it would not be viable to provide an affordable housing contribution. The proposed 4 houses would nonetheless increase affordability of housing in the local market as acknowledged by the NPPF, by adding to the mix and supply of family housing.

DM10 Private and Communal Outdoor Space

5.40 This policy seeks to ensure that houses are provided with a functional private space. The design of the outdoor space will respect the size and character of other similar spaces in the vicinity as well as ensure the spaces are appropriately related to main entrances and enhance safety. The space should not be compromised by the relationships of other buildings which may be detrimental in terms of overlooking, overbearing and over shadowing.

5.41 The new dwellings benefit from private garden space to serve each individual unit. The size of the gardens are proportionate to the size of the dwelling they serve. No other properties would look directly onto the gardens to the rear.

DM11 Development of Private Residential Gardens

5.42 Policy DM11 relates to new residential development that includes land within the curtilage or the former curtilage of private residential gardens. Development will be acceptable where:

- Where the proposal makes a positive contribution towards the character of the area in terms of layout, hard and soft landscaping, building height, materials and elevational detail and the arrangements of doors and windows.
- The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking.
- The proposal includes access which meets appropriate highways standards
- There is no detrimental impact on the amenity of adjacent occupiers
- The emphasis is on family housing
- The development would not have an adverse impact on biodiversity and fragmentation of blocks of gardens.
- The development does not prejudice the development of the wider area.

5.43 The design and character of the proposal scheme has been justified within this statement, it is in keeping with the surrounding area, in particular with the two adjacent properties 112 and 114 Southcote Lane. The parking and access is in accordance with the Council's highways standards. The linear layout and

positioning of windows ensure there is no detrimental impact on the adjacent properties, in addition to this, sufficient distances are proposed between No 112 and 114 and the new properties. There is no reason to suggest that this development would prejudice any development in the wider area. The scheme provides 3-bed accommodation, suitable for small families.

- 5.44 Following the extant permission for 2 dwellings on site, it would no longer form part of the private residential garden space associated with 112 and 114 Southcote Lane, as such, in this instance, policy DM11 should carry less weight. It has been demonstrated that even if the Council were to see this proposal as the development of residential gardens, the scheme would comply with policy DM11.

DM12: Access, Traffic and Highway-Related Matters

- 5.45 Where the proposal would result in the generation of additional trips on the transport network consideration will be given to the effect on safety, congestion and the environment. The Council will permit development where the development would not have a material detrimental impact on the functioning of the transport network, it would not be detrimental to the safety of users of the network including pedestrians and cyclists.
- 5.46 The findings of the highways assessment as already set out previously demonstrate there would be no material, detrimental impact on the functioning of the transport network.

DM18 Tree Planting

- 5.47 Policy DM18 requires the provision of tree planting within the application site or off-site in appropriate situations. This is required to maintain tree coverage within the borough and to enhance the character and appearance of the area of which a site is located.
- 5.48 The proposed tree plan (drawing 4015) demonstrates the provision of 7 new trees on-site with additional planting proposed acting as a screen between 112-114 Southcote Lane and the new dwellings. Further details of this planting can be secured via condition. The planting scheme ensures tree coverage in the Borough is retained and the additional trees would soften the character of the proposed plots 1-4.

CIL

- 5.49 The development will contribute towards local infrastructure through CIL at £120 per square metre, providing a payment in the region of £49,000.

6. Conclusion

- 6.1 This statement has initially set out that the site is located within the settlement boundary of Reading within the suburban area of Southcote. The site benefits from being located almost immediately next to a bus stop and is well located to a range of facilities. A previous permission on site has been implemented for 2 new dwellings with the new access having already been constructed. The principle of development is therefore acceptable given the existing permission on site and the highly sustainable location.
- 6.2 The proposed development of 4 new dwellings (a net increase of 2 new dwellings) has been considered against national and local planning policy. It has been demonstrated that the scale of development would make efficient use of the large site which could comfortably accommodate 4 houses and that the density and mass of the development would relate well to the surrounding area.
- 6.3 A transport statement is provided with this application this demonstrates that the proposal would comply with the relevant parking and visibility splay standards. Additionally, there would be no material impact on the surrounding highways network.
- 6.4 The arboricultural impact statement provided established that a number of trees will need to be removed in order to implement the proposed development. A mitigation strategy is set out to ensure there is minimal impact to the retained trees. Trees will be replaced as shown in the planting plan which enhances the overall street scene and retains the character of the surrounding area. The proposal therefore accords with policies CS1, CS4, CS7, CS15, CS22, CS24 and CS38 of the Core Strategy, policies DM4, DM6, DM10, DM11, DM12, DM18 of the Council's Detailed Policies Document. The scheme has been shown to represent sustainable development, contributing towards the economic, social and environmental objectives within the NPPF. It is therefore respectfully requested that planning permission be granted.

APPENDIX 1

Decision Notice



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER
1995)**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr LLOYD M Antony
C/O Gordon Badnell
Little House
Boyn Hill Avenue
Maidenhead
Berkshire
SL6 4HA

Application No: 09/01472/FUL

Applicant: Mr LLOYD M Antony

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Construction of 2 dwellings with garages and parking; construction of garage and parking for 112 Southcote lane with access and landscaping (Resubmission of 09/00561/FUL)

At: 112-114 Southcote Lane Reading Berkshire RG30 3AF

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 26th October 2009

A handwritten signature in black ink, appearing to read 'Alison Bell'.

Head of Planning & Building Control

A small, stylized handwritten mark or signature in the bottom right corner.

Application At: 112-114 Southcote Lane Reading Berkshire RG30 3AF

Application No: 09/01472/FUL

CONDITIONS & REASONS

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. No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:
 - a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc); 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 to include trees on the front that will reach an ultimate large size and species and boundary treatment should reflect those found locally; 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) specification and method of construction for hard surfacing within RPA's of retained trees; and
 - e) details of proposed boundary treatment (including materials and heights).

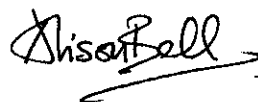
Reason: in the interest of ensuring that the development enhances the visual local environment and maintains amenity.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

3. Prior to commencement of development tree protection in accordance with BS5837 shall be shown on a Tree Protection Plan to be submitted for written approval by the Local Planning Authority. The Tree Protection measures, as approved, shall be put in place prior to commencement and retained until completion of the development. In this condition 'retained tree' means an existing tree which is to be retained in accordance with approved plans and particulars; and paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.
 - a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and tree survey report dated August 2009 without the written approval of the local

Date: 26TH OCTOBER 2009



Head of Planning & Building Control



planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work)

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with BS5837:2005 standards before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that proper protection is given to trees on the site.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

CS Policy CS38 - Trees, Hedges and Woodlands

4. The hard and soft landscaping works and boundary treatment shall be carried out in accordance with the approved details. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the area.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

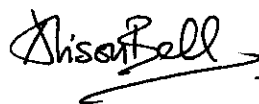
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 3 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the area.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

Date: 26th OCTOBER 2009



Head of Planning & Building Control



6. No development shall take place until details of the materials (including samples) to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

RBLP Policy CUD14 - Standards of Design in Development

7. In connection with the implementation of this permission no demolition and construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 9am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.
Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

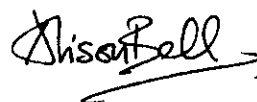
RBLP Policy HSG5 - Residential Design Standards
CS Policy CS34 - Pollution and Water Resources

8. The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The certificate shall demonstrate that the dwellings will attain a minimum standard of level 3 in accordance with the code. The development shall be carried out only in accordance with the details the subject of the certificate and before any dwelling is occupied, a post-construction review shall have been carried out by a licensed assessor which shall confirm that the dwelling meets the required standard.
Reason: To ensure that the development is carried out in accordance with sustainable building standards.

RBLP Policies HSG5 and CUD14
LDF Core Strategy Policy CS1
SPD Sustainable Design and Construction

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:
- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.
 - (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
 - (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500
 - (D) The erection and maintenance of security hoarding / scaffolding if required.
 - (E) Wheel washing facilities

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- (F) Measures on site to control the deposition of dirt / mud on surrounding roads and noise and dust during construction.
- (G) Footpath Closures / Road Closures needed during construction
- (H) Traffic Management needed during construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

RBLP Policy CUD 14 - Standards of Design in Development

10. No dwelling shall be occupied until the access and private drive has been constructed in accordance with details (including details of the shared surface for the footway) to be submitted to and approved by the Local Planning Authority, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

RBLP Policy TRN11B - Development and Traffic

11. No dwelling shall be occupied until space for vehicle parking and turning has been provided in accordance with the approved drawing. This area shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities; to reduce the likelihood of roadside parking which would be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

RBLP Policy TRN11B - Development and Traffic

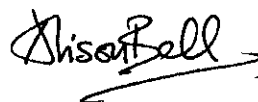
12. The existing accesses to Nos 112 & 114 Southcote Lane shall be stopped up and abandoned immediately after the new driveways have been brought into use. The footways shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway.

RBLP Policy TRN11B - Development and Traffic

13. Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall be kept available for

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the parking of vehicles at all times, unless permission has been granted by the Local Planning Authority on an application made for any other purpose.

Reason: To ensure the Local Planning Authority's vehicle parking standards are met.

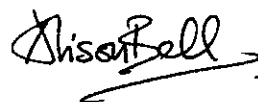
Core Strategy Policy CS24 Car/Cycle Parking

14. No development hereby permitted shall commence until details of biodiversity enhancements, to include bird and bat boxes on and or around the new buildings has been submitted to and approved in writing by the council. This condition shall not be discharged until the agreed biodiversity enhancements have been fully implemented.
Reason: To comply with Local Plan Policy NE7 -Creative Nature Conservation; to ensure that the council fulfil their obligations under the 2006 NERC Act and their commitments as given within The Reading BAP.
15. The four fruit trees in the garden of 114 Southcote Lane shall be felled as single units and then left standing upright overnight prior to their removal from the site.
Reason: To ensure that protected species (bats) are not adversely affected by the proposed development in line with Local Plan Policy NE 6.
16. The permission relates on only to the following plans and drawings 01/09/21 and 01/09/24 as received by the local planning authority on 19 August 2009 and drawings 01/09/20A, 01/09/26A and 01/09/2/27 as received by the local planning authority on 1 October 2009, subject to any further amendment that may be subsequently approved by the local planning authority in writing following an application for such amendment.
Reason: to clarify which plans have been approved, as some plans and drawings were changed; and to indicate that the approved plans and drawings could subsequently be changed if an appropriate application were to be made to the local planning authority under the Town and Country Planning (General Development Procedure Order) 1995 (as amended) and approved.

INFORMATIVES

1. The Council's Highways section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 939 0204, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicants' behalf.
2. Before any planning consent is implemented an agreement under Section 38 of the Highways Act, 1980, may be required with respect to adoption of new roads and paths by the Borough Council. The applicants should contact the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 939 0669, to discuss any arrangements for this.

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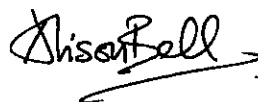
3. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
4. Any works affecting the highway shall be in accordance with Reading Borough Council's document Guidance Notes for Activities on the Public Highway within the Borough of Reading. The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained at <http://www.reading.gov.uk/ltp/General.asp?id=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site)
5. Approval under the Building Regulations may also be required for the proposed development, with fire protection and means of escape to be assessed. Further advice can be obtained by telephoning Building Control on 01189 390449.
6. 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.
7. Your attention is drawn to conditions 2, 3, 6, 8, 9 & 14 above. These are pre-commencement condition(s) or condition(s) "precedent" and require the terms of the condition(s) to be satisfied before development commences. If development commences in contravention of that (those) condition(s), the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action to remedy the breach of planning control. If you are in any doubt please contact the Council.
8. The application has been considered against the following policies:

Reading Borough Local Plan (1998) (saved policies):

- HSG5 (Residential Design Standards) - the character, density and design of the development is considered to be appropriate to the area.
- HSG9 (Location of Residential Development) - The development would be located within an area well served by public transport, helping to ensure sustainable development.
- CUD14 (Standards of Design in Development) - The proposed design is of an acceptable standard and appropriate to the area.
- TRN11B (Development and Traffic) - The application has demonstrated that the development would not result in a significant detrimental impact upon the highway network.

Reading Local Development Framework Core Strategy Document (2008)

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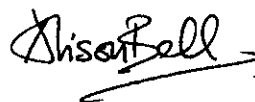
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- CS7 (Design and the Public Realm) - The proposed design is of an acceptable standard and appropriate to the area.
- CS9 (Infrastructure, Services, Resources and Amenities) - the development provides for adequate contributions in terms of Education, Leisure and Transport to mitigate the impact of the development.

The application is considered to be acceptable in terms of transport impacts, design, character and appearance and sustainability subject to the requirements of the Section 106 legal agreement and conditions.

9. A Section 106 Agreement (ref. 1966) relates to this site that includes payments towards leisure infrastructure, local education infrastructure and RUAP.

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NOTES

APPEALS

- (1) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder application) then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, 0117-372 8000 or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- (2) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

- (1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -
 - (a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And
 - (b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

- 76-(1) This section applies when planning permission is granted for any development that will result in the provision -
- (a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
 - (b) Of any of the following (being in each case, premises in which persons are employed to work) -
 - (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) Premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) Factories as defined by section 175 of the Factories Act 1961,
 - (c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;
 - (d) Of a building intended for the purposes of an institution within the PCFC funding sector; or
 - (e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.
- (2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -
- (a) In the case of such a building or premises as are mentioned in subsection (1)(a)
 - (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,
 - (b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal. Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD or 0870 8506506. There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

APPENDIX 2

Taylor Wimpey Scheme Site Layout

Contractors are not to scale dimensions from this drawing

To be read in conjunction with ACD Landscaping drawings

Revision	Date	Description
P6	15-03-23	General Site Layout revision
P7	15-03-24	General Site Layout revision
P8	15-04-07	General Site Layout revision
P9	15-04-24	General Site Layout revision
P10	15-04-28	General Site Layout revision
P11	15-05-14	General Site Layout revision
P12	15-05-21	General Site Layout revision
P13	15-05-27	General Site Layout revision
P14	15-05-27	General Site Layout revision
P15	15-06-16	General Site Layout revision
P16	15-06-16	General Site Layout revision
P17	15-10-09	Updated with footpaths through school
P18	15-10-30	Updated Block E
P19	15-10-27	Layout to South West corner amended to re-route access road

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Client
Taylor Wimpey

Project
**Elvian School Site
Site Layout**

Description
Site Layout

Status
Preliminary

Scale	Drawn By	Date
1:500@A1	TE	March 15
Job Number	Drawing Number	Revision
30717	A-02-001	P19