

DELEGATED APPLICATION REPORT - Application No.: 150980/FUL

Address: 180 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Proposal: Variation of condition 2 (approved plans) of planning permission 150980

(Demolition of existing bungalow and erection of two-storey dwelling with integral garage and associated works), namely for minor material amendments to provide a single storey sun lounge with rooflight on the rear elevation.

Applicant: Bentier Homes Ltd

Case officer: Jonathan Markwell

Date received (valid from): 19/07/2016

Target decision date: 14/09/2016

1. Site Description and Surrounding Area:

The application site contains an under construction dwellinghouse, following planning permission 150980 at the site in 2015 (see relevant history below). Previously the site comprised a detached bungalow on the east side of Upper Woodcote Road, between the junctions to Crispin Close (to the north) and Gurney Close (to the south). The surrounding area is characterised by low density residential development consisting predominantly of large dwellings set within large plots with dwelling scales ranging from bungalows to two-storey dwellings. Along this part of Upper Woodcote Road two-storey dwellings are predominant (including a number of replacement dwellings in the past two decades - see relevant history below), whereas bungalows are predominant along Gurney Close to the east. The application site is within the Mapledurham ward and an air quality management area. The building is not listed, nor within a conservation area. There are no TPO trees at the site.

2. Proposal:

The proposal involves the addition of a single storey rear extension to the dwelling approved at the site in 2015. This comprises a sun lounge, 3.5m in width and 1.9m in depth and 2.7m in height (including a rooflight). All other elements are identical to that proposed and approved as part of 150980 (see relevant history).

From a procedural perspective, relevant guidance from the NPPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the [guidance for use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Annex A: summary comparison table

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice describing the whole development and listing all conditions.

Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.

3. Plans Considered:

L01-A Location Plan, as received 19/07/16

PE0010-B Proposed Elevations, as received 19/07/16

PP0030-A Proposed Floor Plans, as received 19/07/16

PP0010-D Proposed Site Plan, as received 19/07/16

PP0011-B Proposed Site Plan, as received 19/07/16

4. Relevant Planning History:

900344 - Single storey side extension to existing kitchen and refurbishment of existing outhouse to provide toilet and store. Granted 02/07/90.

150231/FUL - Demolition of existing bungalow and erection of two-storey dwelling with integral garage and associated works. Withdrawn 01/05/15.

150980 - Demolition of existing bungalow and erection of two-storey dwelling with integral garage and associated works. Granted following completion of s106 legal agreement 23/11/15.

160257 - Discharge of conditions 3 (Bat Licence) and 9 (Landscaping Management Plan) of planning permission 150980. Conditions discharged 24/03/16

5. Public Consultation:

Consultation letters were sent to 7 nearby properties on 9/8/16. A reply letter from the applicant indicated that a site notice was erected at the site on 12/08/16. Two objections have been received, summarised as follows:

- The new property already extends well past the rear building line of the old property and this extends it further down our garden. This matters as a tree which previously provided a lot of screening has been removed as part of the previous planning permission (this tree did not need to be removed and did not interfere with the new house or the building work).

- Comments in relation to overlooking/loss of privacy from the original application outlined. Photographs of the before and after views from a neighbouring garden provided. Considered that this is an “outrageously overwhelming property”. Proposed orangery will worsen this further and be visible from a nearby property. Furthermore, “I shouldn’t need to object to this further development, but in view of the area of the roof of this property compared to both its neighbours and this modification in addition I believe the Planning Committee should reject this proposal”.

6. Internal consultations:

None required for this specific application.

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 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 and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the NPPF, the accompanying NPPG 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
- CS29 Provision of Open Space
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document - (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
- DM11 Development of Private Residential Garden Land
- DM12 Access, Traffic and Highway-Related Matters
- DM18 Tree Planting
- DM19 Air Quality

Supplementary Planning Documents

Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Revised SPD on Planning Obligations under Section 106 (2015)

Sustainable Design and Construction SPD (2011)

9. Appraisal

9.1 The main issues are:

- a) Design and impact on the character of the surrounding area (of the proposed addition)
- b) Amenity - for future occupiers and impact on neighbours - in relation to the proposed addition
- c) Other matters
 - implications of a minor material amendment application in terms of affordable housing & other matters
 - implications for the conditions attached as part of 150980
- a) Design and impact on the character of the surrounding area (of the proposed addition)

9.2 The proposed rear addition represents a fairly modest addition to the approved property. Although it does extend further into the rear garden than the approved house, there is no uniform rear building line along this part of Upper Woodcote Road which requires to be stringently retained. In itself and in the context of the surrounding area it represents a simple and appropriate addition to the building. As such, it is considered to comply with policy CS7 in particular.

- b) Amenity - for future occupiers and impact on neighbours - in relation to the proposed addition.

9.3 For future occupiers, it is considered that the proposed sun lounge will add to the high standard of accommodation already approved as part of permission 150980 at the site.

9.4 In terms of neighbouring and nearby addition, the single storey nature of the proposal, set off from the boundaries of all neighbouring properties, means in itself the proposed extension would not result in any significantly detrimental impact on privacy/overlooking, daylight/sunlight, visual dominance or any other matter detailed within policy DM4 to any nearby occupier. It is however recognised that the addition will include a flat roof (although a roof light is shown) and the corresponding bedroom above includes a Juliet balcony. As such, in the interests of protecting the residential amenity of nearby occupiers from overlooking/loss of privacy and possible undue noise/disturbance, it is considered necessary to include a condition specifying that the flat roof area created shall not be used as a terrace.

c) Other matters

- Implications of a minor material amendment application in terms of affordable housing & other matters

9.5 Since the original permission was granted in November 2015, the application of policy DM6 (Affordable Housing) has changed. In short, contributions to affordable housing are no longer sought for the replacement of dwellings by the same number of replacement dwellings where there is no net increase (such as in this case). Bearing this in mind, when considered alongside the NPPG specifying that minor material amendments represent a new planning permission, it is considered that if the applicant were to subsequently implement this permission then no contribution to affordable housing (previously £46,000 under permission 150980) would be required. As a consequence of this, no deed of variation to the s106 legal agreement secured at the time of permission 150980 is considered to be required.

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

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

9.8 Reading Borough Council subsequently considered its options for implementing its affordable housing policy in the light of this decision. At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

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

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

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

9.10 In respect of all other matters considered at the time of permission 150980, the local/national policy context has not changed significantly in the intervening time.

- Implications for the conditions attached as part of 150980

9.11 In line with the NPPG all conditions associated with the original permission are reproduced, with changes as a result of approval of details applications incorporated. This is discussed in more detail within the recommendation section below.

- CIL

- 9.12 Based on the guidance below, the additional floorspace created by this minor material amendment application will be CIL liable. As such, this is estimated to amount to £857.85. The standard CIL informative is recommended to be added to the permission. The applicant has already paid £16,200 towards CIL as part of 150980.

Chargeable area = 6.65 sqm (1.9 x 3.5m = 6.65 - this is noted to be more than the 5sqm specified by the applicant)

Rate = £120 per sqm

Indexation at the time of writing = 1.075

$$6.65 \times 120 \times 1.075 = 857.85$$

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Will a development be liable to pay CIL if there was a planning permission before 1st April 2015, but an approval of a S73 application to vary or remove conditions of that planning permission is made on or after 1st April 2015?

Yes. If full planning permission is granted before 1st April 2015, but an approval of a S73 application to vary or remove conditions is made on or after 1st April 2015, the approval does trigger a liability to pay CIL because it results in a new planning permission.

However the CIL (Amendment) Regulations 2012 confirm that although a new CIL liability is triggered, the new additional chargeable amount is equal only to the net increase in the chargeable amount arising from the original planning permission, so as to avoid double counting of liability.

9.13 Conclusion

It is considered in overall terms that the proposed changes are acceptable. Furthermore, in line with the NPPG, cumulatively the proposals can be considered to be 'minor material amendments', as both individually and collectively (by virtue of scale and/or nature considerations) they are considered to result in a development which is not substantially different from the one which was originally approved.

10. RECOMMENDATION:

Grant Variation of Condition 2

Conditions

In line with the NPPG, all of the original conditions (as part of 150980) are reproduced below in **green**, with the now proposed conditions (bearing in mind the NPPG and subsequent applications / approvals since this point in time - as per the relevant history section above) below in **blue**. Officer notes explaining the changes are detailed in **red**.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: To prevent an accumulation of unimplemented planning permissions, and in accordance with section 91 of the Town & Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

Permission 150980 has already been implemented - no time limit condition is necessary.

No equivalent condition - Permission 150980 has been implemented within three years of 23/11/2015. Therefore condition 1 of the original permission (Ref 150980) is no longer relevant.

1. The development hereby approved shall not be carried out other than in accordance with the following drawings:

PE0010-A Proposed Elevations, as received 05/06/15
PP0030 Proposed floor Plan, as received 05/06/15
PP0010-C Proposed Site Plan, as received 05/08/15
PP0011-A Proposed Site Plan, as received 05/06/15
PP0012 Construction Management Plan, as received 14/07/15
PP0013 Overflow Parking Provision, as received 14/07/15
Landscape Plan, as received 05/08/15

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

The development hereby approved shall not be carried out other than in accordance with the following drawings:

PE0010-B Proposed Elevations, as received 19/07/16
PP0030-A Proposed Floor Plans, as received 19/07/16
PP0010-D Proposed Site Plan, as received 19/07/16
PP0011-B Proposed Site Plan, as received 19/07/16
PP0012 Construction Management Plan, as received 14/07/15
PP0013 Overflow Parking Provision, as received 14/07/15
Landscape Plan, as received 05/08/15

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

This condition has been updated to reflect the plans submitted in this application.

2. No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

The development shall be carried out in accordance with the following approved details, as granted under reference 160257 on 24/03/2016:

LICENCE - Mitigation licensing by Natural England, Ref 2015-18560- EPS-MIT, dated 25/01/16
ANNEX: SPECIAL CONDITIONS TO INDIVIDUAL BAT MITIGATION LICENCE by Natural England, Ref 2015-18560-EPS-MIT, dated 22/01/16
Letter from Natural England, Ref 2015-18560-EPS-MIT, dated 25/01/16
WML-A13a-E5a&b - WORK SCHEDULE FOR BAT ANNEXED LICENCE, dated 07/12/15

Mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Condition 3 of permission 150980 was discharged through application 160257. As such, the documents approved as part of that discharge of condition application is referenced above in the reworded condition.

3. The materials to be used in the construction of the external surfaces of this development shall be as stated on the application form dated 5th June 2015, plans hereby approved and '180 Upper Woodcote Road Material Details, as received 05/06/15'.

Reason: In the interests of ensuring that the new development appears in keeping with the character of the immediate and wider area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

The materials to be used in the construction of the external surfaces of this development shall be as stated on the application form dated 5th June 2015, plans hereby approved and '180 Upper Woodcote Road Material Details, as received 05/06/15'.

Reason: In the interests of ensuring that the new development appears in keeping with the character of the immediate and wider area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No change to this condition is considered to be necessary.

4. No dwelling shall be occupied until the access has been constructed in accordance with the approved drawing 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, in accordance with Policy CS20 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).

No dwelling shall be occupied until the access has been constructed in accordance with the approved drawing 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, in accordance with Policy CS20 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).

No change to this condition is considered to be necessary.

5. The approved Construction Method Statement (PP0012 Construction Management Plan, as received 14/07/15 & Construction Management Plan, Issue A dated 13/07/15, as received 14/07/15) 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 in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The approved Construction Method Statement (PP0012 Construction Management Plan, as received 14/07/15 & Construction Management Plan, Issue A dated 13/07/15, as received 14/07/15) 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 in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

6. No dwelling(s) shall be occupied until the vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for vehicular access at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users and in the interests of road safety, in accordance with Policies CS20 and 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).

No dwelling shall be occupied until the vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for vehicular access at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users and in the interests of road safety, in accordance with Policies CS20 and 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).

No change to this condition is considered to be necessary.

7. The hard and soft landscaping works 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 provision of suitable hard and soft landscaping in the interests of enhancing the visual local appearance of the development, in accordance with Policy CS7 of

the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM1 and DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The hard and soft landscaping works 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 provision of suitable hard and soft landscaping in the interests of enhancing the visual local appearance of the development, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM1 and DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

8. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development. Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: To ensure the long term management and maintenance of landscaped areas on the site, in the interests of the appearance of the development, and the amenity of future occupiers, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4, DM10 and DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015)

The development shall be carried out in accordance with the following approved landscape management details, as granted under reference 160257 on 24/03/2016:

Landscape Plan - Rev 2, Ref 9381-R2, as received 23/03/16,
Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: To ensure the long term management and maintenance of landscaped areas on the site, in the interests of the appearance of the development, and the amenity of future occupiers, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4, DM10 and DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015)

Condition 9 of permission 150980 was discharged through application 160257. As such, the documents approved as part of that discharge of condition application is referenced above in the reworded condition.

9. In connection with the implementation of this permission, no works shall take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. Works shall not take place outside these hours or at anytime on Sundays and Bank Holidays without the prior written approval of the local planning authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

In connection with the implementation of this permission, no works shall take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. Works shall not take place outside these hours or at anytime on Sundays and Bank Holidays without the prior written approval of the local planning authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development within Article 3, Schedule 2, Class A (enlargement improvement or alteration), Class B (roof enlargement) or Class E (outbuildings) shall be carried out within the application site without the grant of planning permission having first been obtained from the local planning authority.

Reason: To prevent overbearing or overlooking effects resulting in harm to the amenity of occupiers of neighbouring dwellings and to prevent an overdevelopment of the site in the interests of the character of the area, in accordance with the requirements of Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development within Article 3, Schedule 2, Class A (enlargement improvement or alteration), Class B (roof enlargement) or Class E (outbuildings) shall be carried out within the application site without the grant of planning permission having first been obtained from the local planning authority.

Reason: To prevent overbearing or overlooking effects resulting in harm to the amenity of occupiers of neighbouring dwellings and to prevent an overdevelopment of the site in the interests of the character of the area, in accordance with the requirements of Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

Furthermore, it is considered necessary to include the following additional condition as a result of the amendments proposed.

The flat roof area hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Informatives

1. Access construction - The Council's Highways section should be contacted at 2-4 Darwin Close, Reading, RG2 0RB, telephone: 0118 937 2138, 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. Damage to the highway - 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.
3. Works affecting the highway - 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 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).
4. The applicant is advised that an application for building regulations approval will be required.
5. The Local Planning Authority has worked positively and proactively with the applicant to determine the application within the recommended timeframes for such applications.
6. There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to:
<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>
7. The approved development is liable to pay the Community Infrastructure Levy (CIL) in line with the Council's CIL Charging Schedule. Upon permission or soon after, the Council will issue you with a CIL Liability Notice, which details the CIL amount payable.

CIL is not payable until commencement of the development (specifically for the additional floorspace approved as part of this permission), but before commencement you must submit a CIL Commencement Notice to the Council. Failure to submit a Commencement Notice before commencement may mean that a surcharge is imposed, and will mean that the liable party will not be able to benefit from the Council's Instalment Policy and that any claims for relief are void.

It is strongly advised that, before commencement, you submit an Assumption of Liability Form if you have not already done so. If at commencement no party has assumed liability to pay CIL, liability will default to the landowner(s), a surcharge may be imposed, and the liable party will not be able to benefit from the Council's Instalment Policy.

If the development is eligible for a form of relief from CIL, a claim must be made prior to commencement. Claims made after commencement cannot be considered.

More information on CIL, including copies of the forms referred to above, are on the Planning Portal website: (www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) and the Charging Schedule, Instalments Policy and Advice to Applicants are on the Council's website (<http://beta.reading.gov.uk/CIL>)

8. The conditions above have been worded with reference to the original permission (Ref 15098/FUL) and the approval of details application (Ref 160257) determined at the site.