

DELEGATED APPLICATION REPORT

SITE ADDRESS: Alexander House 205-207 Kings Road Reading RG1 4LS

APPLICATION NUMBER: 231801/VARIAT

PROPOSAL: Variation of condition 2 (approved plans) of planning permission 210902 (granted on 10/11/2022 for construction of new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units) to alter windows and doors on all floors and elevations, provide brick banding detailing below the new floor, removal of the permitted roof terrace, provision of 9 air source heat pumps and 2 opening vents at roof level, revised escape staircase, amendments to the height of the building and various other associated works.

DETERMINATION DATE: Originally 29/04/2024, but an extension of time for the determination of the application was agreed until 24/05/2024 to enable the applicant to clarification matters in respect of the proposed vents and submit a noise report, as requested during the course of the application.

1. Site Description and Surrounding Area

1.1 The application site comprises a previously basement and 2-storey, but with permission for basement and 4-storey former office building located on the junction of Kings Road and Rupert Street to the east of Reading town centre. The building is under renovation/extension at the time of this application, based on the unaccompanied officer site visit on 21/03/2024. The agent clarified within correspondence received on 02/04/2024 that the original permission which this scheme seeks to vary has not commenced on site, with the works taking place relating to other applications at the site (see relevant history section below). The pre-existing building was constructed in the early 1990s as part of a wider development which also included the residential units of Saxon Court to the north on the junction of Rupert Street and Norwood Road. The building is 'L' shaped, fronting onto both Kings Road and Rupert Street, with vehicular access from the latter to a basement car park.



Figure 1: Alexander House seen from the junction of Kings Road and Rupert Street (left: 09/05/2022; right: 21/03/2024)



Figure 2: The rear of Alexander House, from Norwood Road, looking south (left: 09/05/2022; right 21/03/2024).

1.2 This application site is within Park ward, although the boundary with Thames ward is Rupert Street and the boundary with Redlands ward is Kings Road. The site is also within an air quality management area. Kings Road is a major transport corridor into and out of Reading and is also designated as a 'treed corridor' in the adopted 2021 adopted Borough Tree Strategy.

1.3 The site is not within a conservation area, although it is relatively close to three. The nearest conservation areas are Alexandra Road (170m to the south), Eldon Square (220m to the west) and South Park (260m to the south-east). The application site is located outside of the designated Reading Central Area (the boundary being the grounds of Reading College 80m to the west) and outside the designated Cemetery Junction District Centre (the boundary being the former Arthur Hill Pool, 75m to the east). The application site does not include any designated heritage assets, although the following are within the vicinity of the site:

- 149 London Road – Gladstone Club, Grade II listed building 30m to south-east of the application site;
- Wycliffe Baptist Church (233 Kings Road) Grade II listed building 110m to the east of the application site
- Entrance Lodges and Gates to Reading Cemetery (London Road) Grade II listed 240m to the east of the application site
- Reading Cemetery Grade II listed park and garden, 250m to the east of the application site

1.4 The surrounding area comprises a mix of uses, predominantly residential, with office and retail/related uses in the wider immediate area. Both neighbouring buildings on the Kings Road frontage are in residential use, comprising The Pinnacle (approved in 2001) and Crossway Point (approved in 2003). Both are up to seven storeys in height. On Rupert Street, the neighbouring Saxon Court residential block is three storeys in height, typical of the more domestic scale in the area to the north of the site.

2. Background

2.1 Part 1: The ground and first floor of the building (minus a small area on each floor without windows marked as storage) benefits from a permitted change under Class O of use to 22 residential units under 210536/OPA in June 2021. A separate prior approval under Class MA for 22 flats under 230400/EPA was issued in May 2023. Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024,

whether these works had been implemented, but the 2023 prior approval means the owner has until 17/05/2026 to complete the works (condition 1 of 230400).

2.2 Part 2: Separate full planning permission was obtained under 210885/FUL for physical external works to the building. Namely, building up the existing first floor walls to provide vertical walls for a new second floor (roof level) thereby creating 203 sqm of additional usable floorspace within the building. The application also included the introduction of additional windows on the existing first and second floor (roof level) façade and additional balconies to serve internal 'storage' space not provided for by external windows. Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether this had been implemented, but it could be until 24/08/2024. Based on figure 2 it would appear that works at the pre-existing roof level were taking place, so it is reasonably assumed that this permission has commenced and is in the process of being implemented.

2.3 Part 3: Planning permission was granted following the completion of a s106 legal agreement on 10/11/2022 for a roof addition to add a further storey of accommodation, comprising 8 residential units (ref 210902). Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether this had been implemented, but it could be until 10/11/2025. The agent confirmed on 02/04/2024 that permission 210902 had not been implemented at that time. This is the application which this proposal seeks to vary.

2.4 Part 4: On 22/11/2022 prior approval was allowed on appeal under Class O (Reference 210906/OPA) for a change the use of the roof level and those parts marked as 'storage' within the ground and first floor from office to residential comprising 13 residential units (11 within the roofspace of the building – as per the part 2 works - and a further 2 units on Ground and 1st Floor. Owing to the shroud wrapped around the building, it was unclear at the time of the officer's unaccompanied site visit on 21/03/2024, whether these works had been implemented, but the 2022 allowed on appeal prior approval means the owner has until 22/11/2025 to complete the works (as per paragraph 23 of the appeal decision).

2.5 Accordingly, permissions are in place for 24 units at ground and first floor level (22 under 210536 or 230400, with 2 included as part of 210906), 11 units at second floor level (through 210885 and 210906) and 8 units within the roofspace (210902). Accordingly, with all approvals in place a total of 43 dwellings are possible at the site.

3. Proposal

3.1 This section 73 application seeks to vary condition 2 of permission 210902 at the site. This condition relates to the approved plans, with these proposals effectively seeking to make a series of material amendments to the approved scheme, which in November 2022 granted the construction of new residential floor above the existing roof level to create 8 new residential units. More specifically, the proposals seek:

- to alter windows and doors on all floors and elevations, which the applicant has explained as follows: *Amendment to proposed fenestration to subdivide the large panels to comply with building regulations. The approach to the fenestration will now introduce fixed spandrel glazed panels.*

- provide brick banding detailing below the new floor, with the applicant describing this change as follows: *The introduction of an additional brick detailing in the form of red brick banding running just below the proposed additional storey. This will tie the building into the two existing brick bands which are lower down the building and were not previously shown on the approved existing elevations.*

- removal of the permitted roof terrace, which the applicant has explained as follows: *Removal of the roof terrace to reduce the envelope of the building, to offset the minor increase in height. The roof terrace would also require the introduction of a secondary escape from the roof space as part of the fire strategy, which was not identified at planning stage, and would have an unacceptable impact on the height and visual impact of the building.*

- provision of 9 air source heat pumps and 2 opening vents at roof level. No specific commentary has been provided by the applicant in respect of these additions, but it is assumed that they will serve individual residential units and assist with the heating/cooling requirements for future occupiers.

- a revised escape staircase, described as follows by the applicant: *A revised escape stair, which now proposes a flat roof where a sloping roof was previously approved, as it has not been possible to deliver the required head heights to make this a usable stair.*

- amendments to the height of the building, which the applicant has explained as follows: *Correct a minor error on the existing and proposed building heights listed, due to an error on the building survey at the original planning stage. The error incorrectly labelled the existing loft floor at 6.600m when it should have been 7.600m. The proposed elevations have also been updated and with the additional storey in place, the final roof level will be 13.85m, rather the 12.00m annotated on the approved plan.*

- and various other associated works, such as the applicant specifying that an updated area schedule calculation shows a small increase in GIA floorspace at the proposed floor of 550.8sqm GIA, rather than 543sqm.

3.2 During the course of the application revised plans have been submitted to clarify and correct (in comparison with the original plans submitted) that there is no change proposed in the unit mix of the scheme and to correct a number of inaccuracies in terms of the unit numbers / size of dwellings / bedrooms within dwellings, as detailed on the plan and within the planning statement. Clarification has also been provided in terms of the status of the original permission and the original conditions attached. Furthermore, more information in seeking to justify the noise impacts of the 9 ASHP units now proposed has also been submitted, in the form of a noise assessment. Clarifications regarding the proposed vents have been submitted following queries from the Environmental Protection officer.

3.3 Plans and documents considered

List of plans approved as part of original permission 210902 (dates referenced are those associated with application 210902):

AHR_PA2 001_Existing Location Plan
AHR_PA2 002_Existing Site Plan
AHR_PA2 003_Existing Basement Ground Floor Plans
AHR_PA2 004_Existing First Loft Floor Plans

AHR_PA2 005_Existing RoofPlan
AHR_PA2 006_Existing Elevations A B
AHR_PA2 007_Existing Elevations C D
AHR_PA2 008_Existing Sections AA BB
AHR_PA2 009_Existing Contextual Elevations A B
AHR_PA2 103_Proposed Basement Ground Floor Plans
As all received on 01/06/2021
AHR_PA2 104 Rev 0 – PD First & Prior Approval Floor Plans
AHR_PA2 105 Rev 0 – Proposed Third Floor Plan
AHR_PA2 106 Rev 0 – Proposed roof terrace and roof floor plans
As all received on 23/09/2021
AHR_PA2 101 Rev A - Proposed Location Plan
AHR_PA2 102 Rev A - Proposed Site Plan
AHR_PA2 107 Rev 0 – Proposed Elevation A & B
AHR_PA2 108 Rev 0 – Proposed Elevation C & D
AHR_PA2 109 Rev A - Proposed Section AA&BB
AHR_PA2 110 Rev A - Proposed Contextual Elevations A&B
As all received on 16/09/2022

Those plans which are highlighted were also submitted with the current application on 12/12/2023.

List of 'new / replacement' plans & submitted with the current application:

2023-258-206 Existing Elevations A & B
2023-258-207 Existing Elevations A & B
2023-258-208 Existing Sections A & B
2023-258-209 Existing Contextual Elev A & B

2023-258-306 Proposed Roof Plan
2023-258-307 Proposed Elevations A & B
2023-258-308 Proposed Elevations C & D
2023-258-309 Proposed Section A & B
2023-258-310 Proposed Contextual Elev A & B
2022-211 Rev A External Window & Door Types Elevations 2 of 4
2022-211 Rev A External Window & Door Type Elevations 4 of 4
2022-212 Rev A External Window & Door Type Elevation 3 of 4
PUZ-WM50VHA(-BS) Ecodan R32 Monobloc Air Source Heat Pump Specification details by Mitsubishi Electric
Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information
As received 26/02/2024

2023-258-311 PD Ground & First Floor Plan
2023-258-312 Prior App & Loft Floor Plan
As received 04/03/2024

Email from HCH LLP 'FW: Alexander House, 205-207 Kings Rd, Reading (231801/VARIAT)', dated and received 02/04/2024

Planning Statement by HCH LLP
As received 19/04/2024

2023-258-305 Proposed Third Floor Plan
As received at 2144hours on 19/04/2024

Noise Impact Assessment by Nova Acoustics Ref NP-011091 Rev 02 dated and received 08/05/2024

Email from HCH LLP 'RE: Alexander House, 205-207 Kings Rd, Reading (231801/VARIAT)', dated and received 20/05/2024

3.4 CIL – A CIL form has been submitted with the application, specifying that the proposal will add 550.8sqm of residential accommodation at the site. Based on this floorspace figure and the 2024 CIL charging rate for residential of £179.29 per sqm, the total CIL liability would be £98,752.93. The standard CIL informative will be included on the decision notice, with this be separately progressed with the applicant in due course under the terms of the CIL regime.

4. Relevant Planning History

4.1 87/TP/1249 - Erection of office block with associated car parking and 7 dwellings with associated car parking. Refused outline permission on 15/01/1988. Allowed on appeal 10/11/1989.

4.2 89-01366-REM (891332) - Construction of office building together with associated car park and 7 no. dwellings with associated car parking. Reserved Matters Approved 28/03/1990.

4.3 90-00531-FUL (901103) - Erection of two storey office block with semi-basement car park for 50 cars and two storey block of 7 flats with associated parking. Granted 23/08/1990.

4.4 162057/FUL - Erection of basement and 4 - 7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a). Granted 17/05/2017. Not implemented.

4.5 190160/FUL - Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking. Refused 19/07/2019. Dismissed at Appeal [Ref APP/E0345/W/19/3242252] on 19/11/2020.

4.6 210536/OPA - Change of use from office use Class B1(a) to use Class C3 to comprise 22 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Granted 25/06/2021. Referenced at section 2 above as 'part 1'.

4.7 210885/FUL - Roof alterations and external elevation works. Granted 24/08/2021. Referenced at section 2 above as 'part 2'.

4.8 210906/OPA - Change of use from office use Class B1a to residential use Class C3 to create 13 new residential dwellings. These are created 11 within the roofspace of the building and a further 2 units on Ground and 1st Floor. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Refused 28/07/2021. Appeal APP/E0345/W/22/3291549 allowed on 22/11/2022. Referenced at section 2 above as 'part 4'.

4.9 210902/FUL - Construction of new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units. Granted following completion of s106 legal agreement on 10/11/2022. Referenced at section 2 above as 'part 3'.

4.10 230400/EPA - Change of use from Class E (offices) to C3 (dwelling houses) to comprise 22 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Granted 17/05/2023. Referenced at section 2 above as 'part 1'.

4.11 230656/APPCON - Application for approval of details reserved by condition 4 (Construction Environmental Management Plan and Construction Phase Plan) of Application 210902. Discharged 22/12/2023.

4.12 230671/APPCON - Application for approval of details reserved by condition 3 (schedule of materials) of Application 210902. Discharged 16/04/2024.

4.13 230819/APPCON - Discharge of condition 5 (Design stage SAP submission) of planning permission 210902, as granted on 10/11/2022. Discharged 15/08/2023.

4.14 230820/NMA - Non-material amendments to permission 210902 (granted on 10/11/22 to provide 8 residential units above the existing roof level) to increase the height of the building by 1.7m, provide a further fire escape access point at roof level adjacent to the north elevation of the Rupert Street elevation and alter all windows and doors to all floors of the building. Withdrawn 24/07/2023.

4.15 230905/APPCON - Discharge of condition 15 (habitat enhancement scheme) of planning permission 210902, as granted on 10/11/2022. Discharged 23/08/2023.

4.16 231062/APPCON - Application for approval of details reserved by condition 7 (Noise assessment) of application 210902. Discharged 29/08/2023

4.17 231792/VARIAT - Variation of condition 2 (approved plans) of planning permission 210885 (granted on 24/08/2021 for roof alterations and external elevation works) to alter windows and doors on all floors and elevations, provide brick banding detailing at the newly created floor level, increase in width of the addition on the northern elevation, amendments to the height of the building and associated works. Current application under consideration, with a decision scheduled to be made by 20/06/2024.

4.18 240375/APPCON - Discharge of condition 8 (Air Quality Assessment) of planning permission 210902, as granted on 10/11/2022. Discharged 11/04/2024.

5. CONSULTATION AND PUBLICITY

5.1 Transport – The proposed amendments do not change the previously submitted Transport comments for application 210902. No changes to the previously approved parking provision or access arrangements are proposed .

5.2 Environmental Protection – Initial comments - no concerns about the addition of vents at roof level unless they are opening directly into properties and therefore may impact the findings of the noise assessment - clarification should be provided.

5.3 In terms of the noise impact from the proposed ASHP, a simple noise assessment should be submitted before the determination of the application for 9 pumps. If the noise from the units complies with the limits then it will be acceptable, if not then a more detailed noise assessment is likely to be required, which can be secured via planning condition.

5.4 Further comments following submission of more information by the applicant: the noise assessment is satisfactory (the proposals are shown to be within the limits and no mitigation measures are required), so nothing further is required in respect of the ASHPs. In terms of the vents, the applicant advised the following:

The automatic open ventilation (AOV) system is a fire safety system that helps limit the inhalation of smoke during a fire. The system is designed to control the ventilation of smoke in a fire which it does by creating and maintaining a smoke-free layer above the floor during an outbreak of a fire, reducing the build-up of smoke and heat.

Given that these vents will only open automatically in the event of a fire, there should be no impact on the noise conclusions regarding the ASHPs.

5.5 This response is considered to be satisfactory.

5.6 Public Consultation – 3 site notices were erected on 21/03/2024, expiring on 11/04/2024. A press notice was published on 21/03/2024, expiring on 11/04/2024. No letters of representation have been received.

Reading CAAC was formally consulted – no response has been received.

6. Equality Act 2010:

6.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Policy and Guidance

7.1 Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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

7.3 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 case the development plan consists of the Reading Borough Local Plan 2019.

7.4 The National Planning Practice Guidance (NPPG) confirms that for s73 proposals the application should be 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 (Paragraph: 019 Reference ID: 17a-019-20140306).

7.5 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 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).

7.6 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

7.7 National Policy and Guidance

National Planning Policy Framework 2023
National Planning Practice Guidance

7.8 Reading Borough Local Plan 2019

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC5 Waste Minimisation and Storage
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
CC9 Securing Infrastructure
EN1 Protection and enhancement of the historic environment
EN3 Enhancement of Conservation Areas
EN6 New Development in a Historic Context
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air quality
EN16 Pollution and Water Resources
H1 Provision of Housing
H2 Density and Mix
H3 Affordable Housing
H5 Standards for New Housing
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-related matters
TR4 Cycle Routes and Facilities
TR5 Car and Cycle Parking and Electric Vehicle Charging

7.9 Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)
Sustainable Design and Construction (2019)
Affordable Housing SPD (2021)
Planning Obligations under Section 106 SPD (2015)

7.10 Other guidance

Alexandra Road Conservation Area Appraisal 2005
Eldon Square Conservation Area Appraisal
South Park Conservation Area Appraisal 2008

8. APPRAISAL

8.1 The main considerations are:

- Land use matters
- Design, including impact on heritage assets
- Quality of accommodation
- Amenity impacts on nearby occupiers
- Other matters
- Impacts on other conditions of the original permission

Land use matters

8.2 Planning Practice Guidance on flexible options for planning permissions confirms that section 73 applications are considered against the...

“...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”.

(Annex A: summary comparison table of the flexible options for planning permissions planning practice guidance)

8.3 With this context in mind, bearing in mind that this proposal continues to propose 8 additional residential units at the site and the local / national policy context has not significantly changed in the intervening time, matters such as land use matters (provision of additional dwellings, supported by Policy H1) continue to be considered appropriate. More specifically, both the original and current proposals are considered against the 2019 Local Plan. In terms of the NPPF, although this has been updated since the original permission, most recently in 2023, the changes are not considered to alter the overriding previous conclusion that the addition of further housing at the site would be considered appropriate in principle.

Design, including impact on heritage assets

8.4 The most evident proposed visible change to the scheme is the changes to the window arrangements at all floors of the building, with the proposals seeking to introduce fixed spandrel glazed panels, reducing the amount of clear glazing. The applicant has explained that the rationale for this change is in order to comply with separate Building Regulations. It is considered that this alteration is suitable, providing the host building with a more contemporary residential character, rather than remaining as evidently an office conversion scheme (as approved). Such proposals are fairly commonplace as subsequent proposals following prior approval change of use from office to residential schemes. The applicant has submitted details of the proposed windows, doors and surrounds at application stage to help illustrate the design quality of the proposal, whilst simultaneously meaning there is no requirement for more details to be secured via condition in this specific instance. In overall terms, this element of the proposals, as shown below in figures 3-7, is considered to comply with Policy CC7, responding positively to both the host building, its neighbouring residential buildings within the streetscene and the wider area.

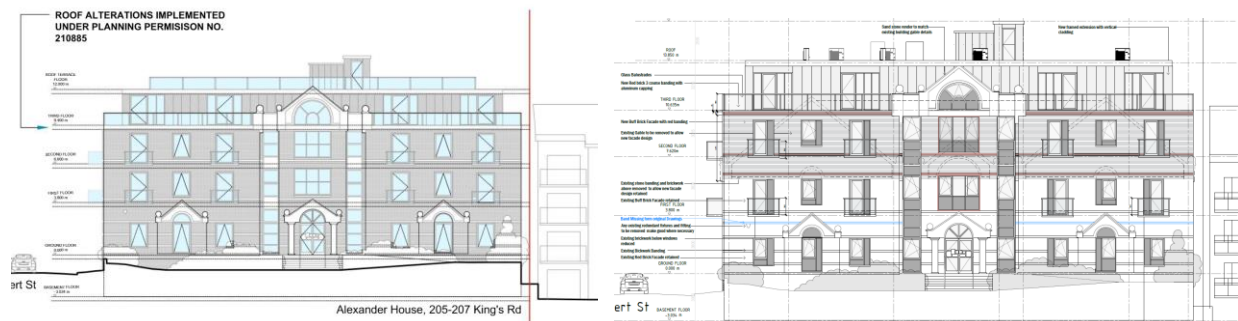


Figure 3: Kings Road (south) elevation as approved (left) and as now proposed (right)



Figure 4: Rupert Street (west) elevation as approved (left) and as now proposed (right)

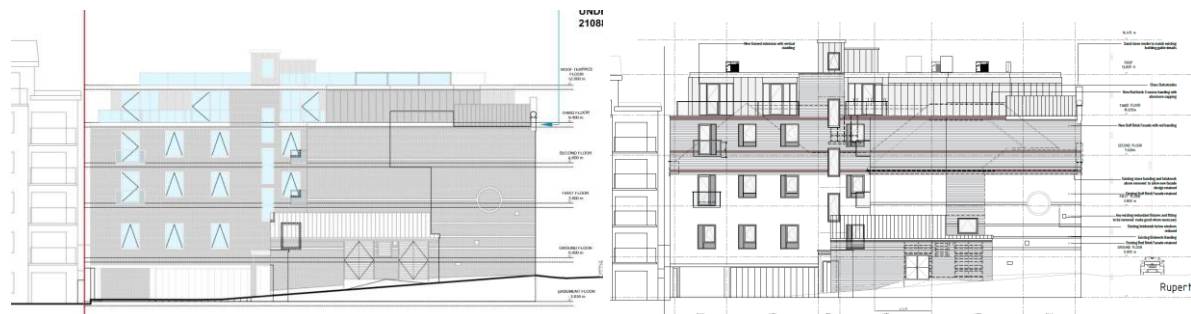


Figure 5: Rear (north) elevation as approved (left) and as now proposed (right)

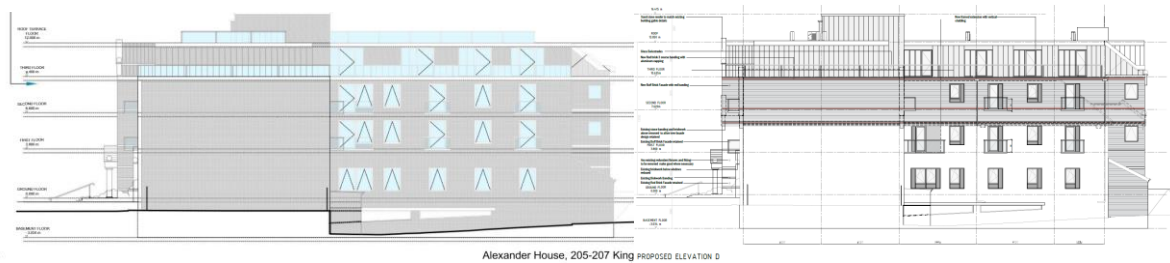


Figure 6: Rear side (east) elevation as approved (left) and as now proposed (right)

8.5 The proposed elevation plans (figures 3-6) also demonstrate the additional red brick banding directly beneath the additional floor created by the original permission. This aligns with the existing lower floors of the building and is considered to add a welcome positive addition to the detailed design of the scheme, illustrating an overall increase in design quality of the resultant building, in comparison with the pre-existing arrangement. Accordingly, this alteration is in full compliance with Policy CC7.

8.6 At roof level it is evident that the omission of a roof terrace has resulted in the removal (in comparison with the approved elevations) glazed balustrade around the perimeter of the roof level. From a design perspective, this is welcomed in reducing the perception of height of the proposed building. This counterbalances the overall increase in building height, as proposed (1.85m), caused by drafting errors of the original building survey (as discovered by the new scheme architect as part of this application). Although the increase in height (and reasons for this) is unfortunate, in overall terms the building is still considered to sit comfortably within the streetscene alongside its neighbours The Pinnacle and Crossway Point along Kings Road, for the reasons explained in the original permission.

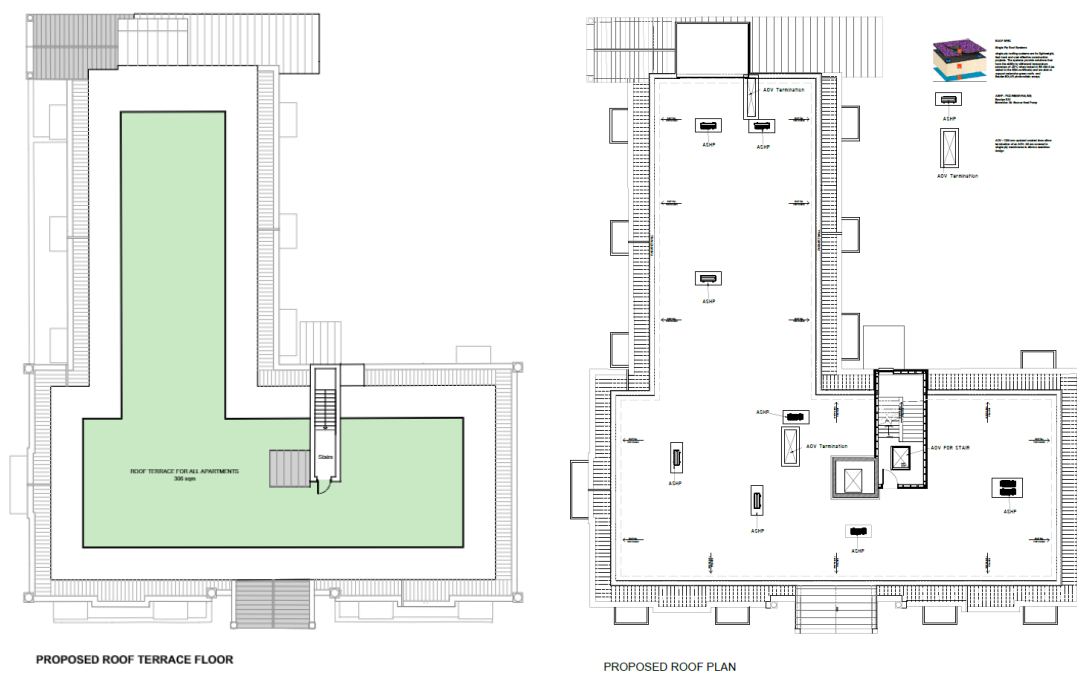
8.7 With regard to the impact on Saxon Court, fronting Rupert Street, it is evident that the bulk on the boundary is proposed to increase slightly as a result of a comparison between the approved / proposed, associated with the stair serving the third floor. It is acknowledged that this specific component was the subject to revisions at the time of the original application (reducing the bulk, with this application effectively adding it back on), but in overall terms, particularly in the context of the proposals as a whole, this addition (seen most clearly in figure 4) is not considered to be harmful in design terms, with the transition between the host building and Saxon Court remaining, on balance, to be suitable and appropriate.

8.8 It is also noted that the removal of the roof level balustrade reveals the provision of vents/ASHP at roof level and a widened stair access (shown most clearly on figure 3). However, these are set well back from the primary frontages, meaning in practice they will not be prominent or harmful additions/changes. Accordingly, they are accepted in design terms as being modest changes.

8.9 In terms of the effect of the proposals on the nearby heritage assets specified at paragraph 1.3 of this report, it is considered that the proposals would result in no harm to the setting of any nearby listed building, nor the listed park and garden. It is unlikely that the proposals would have any material impact on views into and out of the three nearby conservation areas (owing to the distances) involved, but in comparison with the approved scheme, the design changes are considered an improvement in overall terms, meaning in themselves these proposals would improve the setting of nearby conservation areas.



8.10 The overall quality of accommodation for future occupiers would not significantly change as a result of the alterations proposed (see figure 8). Whilst it is acknowledged that the omission of the 306sqm terrace (see figure 9) would reduce outdoor amenity space for occupiers, the 8 units created through the original application all retain their own private amenity terrace space at third floor level, while upper floor units include external balconies too. Accordingly, the majority of future occupiers will continue to have their own private amenity space, which in the context of the building as a whole is considered satisfactory. The reduced amount of glazing as part of the window modifications will reduce outlook and access to day/sunlight within the proposed units, but not at a level/rate which would compromise the quality of accommodation for future occupiers. In addition, the inclusion of ASHP and vents will be beneficial for future occupiers, in comparison with the original scheme. All other component parts remain as described in the original application report. Hence, in overall terms, the quality of accommodation is not significantly changing, or put another way, would not significantly worsen as a result of the proposed changes.



Amenity impacts on nearby occupiers

8.11 In some respects the removal of the originally approved communal roof terrace will actually reduce the potential for adverse amenity impacts on neighbouring occupiers. At that time, some concerns were raised in respect of the potential for the space to cause noise and disturbance and overlooking/loss of privacy too, as detailed in the officer report at the time:

It is noted that a large 306sqm roof terrace is proposed to be created at roof level, with an annotation on the floor plan specifying this will be for “all apartments”, which is assumed to be those on the lower floors as well as the eight units proposed as part of this application. Such an expansive area, whilst potentially providing a beneficial space for future occupiers, also has the potential to cause noise and disturbance to future and existing nearby occupiers. It is also possible that it could cause harmful overlooking/loss of privacy to nearby occupiers of adjacent buildings too. In the circumstances it is therefore considered reasonable and necessary to secure details of a management plan for the space, relating to its use and function, which would then need to be adhered to by all users. This would cover matters such as the times of use, the maximum occupancy, a code of conduct in terms of activities and use (e.g. details relating to the playing of music for example) and contacts/responsibilities for ensuring this is adhered to. With a management plan secured via condition it is considered that amenity of future occupiers and nearby occupiers will be sufficiently protected.

8.12 Now that the proposal omits a roof terrace (see figure 9), it is considered necessary to secure a new condition preventing a terrace being introduced at a later date without a separate planning permission being granted for this. Such a condition will protect the amenity of nearby occupiers.

8.13 In other respects, the slight increases in height of the building, the additions on the northern boundary at roof level and to the width of the emergency staircore and the provision of vents/ASHPs are not considered to significantly adversely impact neighbouring occupiers. Whilst there would be small increases in losses to outlook, day/sunlight and an increase in sense of enclosure, these are not considered to be at a level which would lead to a different conclusion as has been previously reached. More specifically, the proposals are considered to continue to adhere to Policy CC8. With specific regard to the ASHP, a noise assessment was submitted during the course of the application, following comments from the Environmental Protection Officer. This was duly assessed and considered acceptable by the specialist officer, thereby protecting nearby amenity. In addition, clarification was provided to demonstrate that the proposed vents would not impact on noise disturbance either. Accordingly, no significantly adverse amenity impacts are envisaged as a result of these specific proposals.

Other matters

Affordable Housing

8.14 The applicant has not sought to alter the affordable housing elements secured under the original permission. The elements secured within the original s106 legal agreement, namely:

- Financial contribution of £20,000 towards affordable housing elsewhere in the borough;
- Provision of a deferred contribution towards affordable housing through a late-stage viability review
- Should the building subsequently be extended/altered (to create further units) or units subdivided, then contributions to affordable housing would apply on a cumulative basis

8.15 Officers note that there has been a passage of time between the original viability submission (in November 2021) and the current day, which potentially means the viability position may have altered in the intervening time. Officers however consider that the proposed changes sought as part of this s73 application are unlikely to result in significant uplifts in the

viability of the 8 units proposed as part of the original permission. In the absence of any significant changes in the local and national policy context regarding affordable housing in the intervening time, it would be unsustainable to seek to resist the current proposals on this basis or seek to re-visit and reassess this element of the proposals, particularly in the context of the deferred contribution capturing any uplift through the late-stage review.

Ecology / biodiversity and sustainability/energy

8.16 The amended proposals are not considered to alter the conditions previously secured in these regards.

Interaction with other applications

8.17 It is acknowledged that the site has been subject to a range of recent applications, including a separate s73 application seeking to make a series of changes to separate permission 210885 (Ref 231792/VARIAT), which is presently under consideration by the Local Planning Authority. It is clarified that each application is being judged on its own merits and in accordance with the relevant legislation in each specific instance.

Scope and extent of changes in line with case law

8.18 None of the changes are such to require any alteration to the original description of development, which still suitably reflects the proposed development. Accordingly, the proposals are not impacted by the Finney ruling, regarding changes to the description of development (operative wording) falling outside of the scope of s73 applications. The proposals have also been considered within the context of other relevant case law on s73 applications, such as the separate Armstrong and Fiske cases. Whilst material (therefore beyond a s96a application) changes are proposed, in overall terms they are relatively modest in the context of the original permission and planning practice guidance / case law. This accords with the July 2023 updated planning practice guidance on flexible options for planning permissions, which specifies:

There is no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission. (Paragraph: 013 Reference ID: 17a-013-20230726)

Legal agreement

8.19 It is relevant that planning practice guidance on variation of condition applications references that if the original permission was subject to a legal agreement (as 210902 was), it is possible that a deed of variation will be required as part of any s73 application. However, that is not required in this instance, as section 18 of the original legal agreement covers the future inclusion of s73 applications, as specified below:

18. AGREEMENT AND DECLARATION

It is agreed by the Owner and the Council that should the Development the subject of the Planning Permission be varied under a new planning permission granted by the Council under Section 73 of the 1990 Act (the VARIAT Planning Permission) the Obligations in the Agreement shall apply to the said VARIAT Planning Permission

Impacts on other conditions of the original permission

8.20 Given that permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions, the other conditions as part of the original permission have been considered. The conditions have where relevant either been repeated, modified or omitted if no longer applicable. The replacement conditions have been detailed at the end of this report, together with explanations.

9. Conclusions & planning balance

9.1 As confirmed above, section 73 applications are required to be considered against the development plan and material considerations, under section 38(6) of the Planning and Compulsory Purchase Act 2004, and conditions attached to the existing permission, with a particular focus on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission. This has been evidenced in the above assessment, with it concluded that firstly the changes can be considered as a s73 proposal and, moreover, in themselves and in the context of the original permission are considered to be acceptable, subject to conditions. Whilst small reductions in outlook and day/sunlight would occur as part of the revised proposals, from a design perspective a number of the changes are welcomed and supported. Accordingly, the benefits of the proposals are still considered to outweigh any negative impacts as part of an overall planning balance, as was the case at the time of the original permission too.

Conditions (including explanations in the context of the original permission)

Condition 1 – 3 years for implementation – remains the same, without change, as per PPG:

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 original permission (LPA Ref 210902) was granted (on 10/11/2022).

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

Condition 2 – approved plans – condition varied to account for the now proposed plans:

The development hereby permitted shall be carried out in accordance with the following approved plans:

AHR_PA2 001_Existing Location Plan
AHR_PA2 002_Existing Site Plan
AHR_PA2 003_Existing Basement Ground Floor Plans
AHR_PA2 004_Existing First Loft Floor Plans
AHR_PA2 005_Existing RoofPlan
As all received on 23/09/2021

AHR_PA2 101 Rev A - Proposed Location Plan
AHR_PA2 102 Rev A - Proposed Site Plan
As all received on 16/09/2022

2023-258-206 Existing Elevations A & B
2023-258-207 Existing Elevations A & B
2023-258-208 Existing Sections A & B
2023-258-209 Existing Contextual Elev A & B

2023-258-306 Proposed Roof Plan
2023-258-307 Proposed Elevations A & B
2023-258-308 Proposed Elevations C & D
2023-258-309 Proposed Section A & B
2023-258-310 Proposed Contextual Elev A & B
As received 26/02/2024

2023-258-311 PD Ground & First Floor Plan
2023-258-312 Prior App & Loft Floor Plan
As received 04/03/2024

2023-258-305 Proposed Third Floor Plan
As received at 2144hours on 19/04/2024

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 3 – materials - this condition has been satisfied by application 240671/APPCON, as discharged on 16/04/2024. With this in mind, the condition will be re-worded accordingly into a compliance condition, also incorporating the window/door details submitted/approved as part of this application, as follows:

The development shall be carried out and maintained in accordance with the following approved material details:

Rockpanel Data sheet
Balconette – Balcony Privacy Screen System
As received 16 May 2023

Email from agent, Archi-tekt
As received 15 August 2023

AHR_PA2 106 Proposed roof terrace & roof floor plans
Planning materials statement, Archi-tekt Partnership, Revised
As received 25 March 2024
Bauder General Maintenance Watering Guide
As received 27 March 2024

Email from the agent
As received 15 April 2024

as separately approved under application 230671/APPCON on 16/04/2024 and the following window/door details submitted and approved as part of this application:

2022-211 Rev A External Window & Door Types Elevations 2 of 4
2022-211 Rev A External Window & Door Type Elevations 4 of 4
2022-212 Rev A External Window & Door Type Elevation 3 of 4
As received 26/02/2024

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 4 – CMS – this condition has been satisfied by application 230656/APPCON, as discharged on 22/12/2023. With this in mind, the condition will be re-worded accordingly into a compliance condition, as follows:

The measures within the approved Construction Method Statement, as per

23023-258-002 Existing Site Plan Construction phase plan, TG Builders London Ltd As received 07/07/2023

Issue 1 Rev A, Construction Management Plan, 20 January 2023
2022-258-001 Site and location plan
As received 06/11/2023

Letter from TG Builders London Ltd to confirm that works will only be carried out during permitted construction hours.
As received 06/12/2023

and as separately approved under application 230656 on 22/12/2023, shall be adhered to throughout the whole of the demolition and construction period.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8, EN15 and TR3 of the Reading Borough Local Plan 2019.

Condition 5 - Design stage SAP submission - this condition has been satisfied by application 230819/APPCON, as discharged on 15/08/2023. Bearing in mind that condition 5 is intrinsically linked with condition 6, with condition 6 comprising the 'as built' SAP assessment, condition 5 is effectively no longer relevant, with this stated on the future decision notice, as follows:

The Design stage SAP submission under the original permission has been satisfied by application 230819/APPCON, as discharged on 15/08/2023. Bearing in mind the wording of condition 6, condition 5 is therefore no longer relevant.

Condition 6 – As built SAP Submission – remains relevant, has not been satisfied and therefore remains unchanged:

The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policies CC2 and H5 of the Reading Borough Local Plan 2019.

Condition 7 (Noise Assessment) – this condition has been satisfied by application 231062/APPCON, as discharged on 29/08/2023. With this in mind, the condition will be re-worded accordingly into a compliance condition, as follows:

The development shall be carried out in accordance with the approved measures within the noise assessment, as per Nova Acoustics Residential Noise Assessment, project reference no: NP-009307, dated 15/05/2023 – received 28/07/2023, and as separately approved under application 231062/APPCON on 29/08/2023. The approved scheme shall be completed before any part of the accommodation hereby approved is occupied.

REASON: In order to safeguard the amenity of occupants in accordance with Policies EN16 and CC8 of the Reading Borough Local Plan 2019.

It is recognised that the current application also included a separate noise assessment in respect of the proposed ASHP. Given these were shown to be within the limits and no mitigation is required, it is not considered necessary to include reference to that noise assessment within the re-worded condition, as there are no 'approved measures' in respect of the ASHPs.

Condition 8 – Air Quality Assessment – this condition has been satisfied by application 240375/APPCON, as discharged on 11/04/2024. With this in mind, the condition will be re-worded accordingly into a compliance condition, as follows:

The measures within the approved Air Quality Assessment, as per Air Quality Assessment by Air Quality Assessments Ltd, Ref J0792/1/D1, dated 11/10/2023, as received 25/03/2024 and as separately approved under application 240375 on 11/04/2024, shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

REASON: In order to protect the health of future occupants of the proposed development in accordance with Policies EN15 and CC8 of the Reading Borough Local Plan 2019.

Condition 9 – bin stores - no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

No dwelling hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety, in accordance with Policies CC5, CC8 and TR3 of the Reading Borough Local Plan 2019.

Condition 10 – cycle parking - no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

No dwelling hereby permitted shall be first occupied until a plan showing how a minimum of 4 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

Condition 11 – parking permits 1 - no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

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

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Condition 12 – parking permits 2 – this compliance condition remains relevant and remains unchanged:

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

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

Condition 13 – EV charging points - no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

No dwelling hereby approved shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within the site to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

Condition 14 – mix - this compliance condition remains relevant and remains unchanged:

No change to the unit mix (4x studio units, 1 x 1-bedroom and 3 x 2- bedroom units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

Condition 15 - habitat enhancement scheme - this condition has been satisfied by application 230905/APPCON, as discharged on 23/08/2023. With this in mind, the condition will be re-worded accordingly into a compliance condition, as follows:

The development shall be carried out in accordance with the approved measures within the habitat enhancement scheme, as per Bat Preliminary Roosting Assessment and

Habitat Enhancement Proposals Report by Ecology Resources Version 3 dated and received 22/08/2023, including the programme for implementation and ongoing maintenance.

REASON: In order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 181 of the NPPF (2023), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Condition 16 - this condition required details of a management plan relating to the use of the roof terrace floor roof terrace to be submitted to and approved in writing by the Local Planning Authority. This roof terrace has now been omitted as part of the current proposals. Accordingly, the condition as previously worded is no longer required and is no longer relevant. This will be confirmed as being the case, as per the following wording.

Condition 16 of the original permission required details of a management plan associated with a roof terrace at the building. No roof terrace is now proposed and therefore this condition is no longer relevant.

Condition 17 - privacy screens – no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

Prior to the first occupation of any residential unit hereby approved, details of privacy screens (location and position of the screens, their dimensions, design and manufactures specification, and ongoing maintenance arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens will be installed before the first occupation of the relevant residential units hereby approved and shall be permanently maintained as such.

REASON: These details are required due to insufficient information being contained within this submission, to safeguard the amenities of the adjoining residential units from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Condition 18 – accessible and adaptable details – no details have been submitted to satisfy this pre-occupation condition, it remains relevant and therefore remains unchanged:

Prior to the first occupation of any residential unit hereby approved, details of the measures each unit will include to be accessible and adaptable in line with M4(2) of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The approved measures will be installed before the first occupation of the relevant residential unit hereby approved and shall be permanently maintained as such.

REASON: These details are required due to insufficient information being contained within this submission, to safeguard the amenities of future residential units and their changing needs over time, in accordance with Policy H5 of the Reading Borough Local Plan 2019.

NEW CONDITION 19 – Use of roof restricted

The roof area of the new residential floor above the existing roof level hereby permitted shall not be used as a roof garden, terrace or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from potential noise and disturbance and overlooking and loss of privacy in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. A section 106 Agreement has been completed for this development, as per the original permission 210902. This continues to apply as part of this section 73 application, as per section 18 of the legal agreement. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
4. 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.
5. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
7. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

8. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
9. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

11. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>
12. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.