

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 231334/VAR

Address: 58 Kings Road, Reading, RG1 3AA

Proposals: Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations, without complying with condition 1 (time limit), 2 (plans), 3 (materials) and 18 (green roof) of 211813 for amendments to the side elevation, windows, balcony and roof design. Granted with prior associated S106.

Case Officer: Nathalie Weekes

Date received (valid from): 6 October 2023

Extended Target Decision date: 7 May 2024

1. SITE DESCRIPTION

The application site relates to land to the rear of No.58 Kings Road and fronts Crane Wharf to the south adjacent the River Kennet.

The site is within an Air Quality Management Area and an area of archaeological potential.

The rearmost part of the site is located within Flood Zone 2 as designated by the Environment Agency.

There are protected trees to the rear of the site alongside the neighbouring Oyster Wharf building to the west.

The site is within the Central Reading Area and primary shopping area and Crane Wharf to the east is referenced (by Policy CR9 (b) - Terraced Housing in Central Reading) as one of a number of terraces housing streets in Central Reading.

2. PROPOSALS

Planning application 211813 granted permission for the proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations on 6 October 2022. The original application was subject to a S106 agreement.

Planning permission is sought for the original planning permission to be varied for changes to amend condition 2 Plans as approved under planning permission 211813. The application has a prior associated S106. No changes are proposed to the internal layouts of the ground, first, second or third floors. All changes apply to the external elevations and outside space.

Plans provided propose amendments including:

- the removal of a green wall from the side elevation,
- additional planting at ground floor level
- main roof to change from a flat to a pitched roof with front and rear gables
- the rear hipped roof with crown roof to become a flat roof with a second green roof proposed
- balcony screens to be frameless glass balustrades
- additional window to side elevation on first and second floor level
- access is proposed to maintain the green roof areas.

The proposals would still comprise:

3 x 2 Bedroom Dwelling
1 x 1 Bedroom Dwelling
3 car parking spaces and 4 cycle parking spaces.

Plans and information considered:

09521-14 Location Plan and Block Plan
09521-41 New roof plan
09521-12 Rev E Proposed Side Elevation
09521-11 Rev E Proposed Rear Elevation
09521-13 Rev C 3D images
Schedule of materials 14/09/2023
Daylight and sunlight 14/09/2023
As received 19/09/2023

Application letter 02/10/2023
~~Biodiversity statement 02/10/2023~~
As received 02/10/2023

Biodiversity statement Rev A 13/03/2024
Biodiversity Enhancement Plan
09521-07 Rev D Proposed ground floor plan
As received 13/03/2024

09521-08 Rev B Proposed first floor
09521-09 Rev B Proposed second floor
As received 25/04/2024

Plan Description	Approved plan 211813	Approved Plan 231334
Proposed Rear Elevation	09521-11 Rev C - Received 24th August 2022	09521-11 Rev E
Proposed Ground Floor Plan	09521-07 Rev C - Received 24th August 2022	09521-07 Rev D
Cycle Store	09521-21 - Received 24th August 2022	
Bin Collection Details	09521-22 - Received 24th August 2022	
Location Plan and Block Plan	09521-14 - Received 8th November 2021	09521-14
Proposed First Floor Plan	09521-08 Rev A - Received 8th November 2021	09521-08 Rev B
Proposed Second Floor Plan	09521-09 Rev A - Received 8th November 2021	09521-09 Rev B
Proposed Third Floor Plan	09521-10 Rev A - Received 8th November 2021	
Proposed Side Elevation	09521-12 Rev A - Received 8th November 2021	09521-12 Rev E
Proposed roof plan		09521-41 New roof plan
3D images		09521-13 Rev C
Materials schedule		Schedule of materials 14/09/2023
Daylight and sunlight		Daylight and sunlight 14/09/2023
Biodiversity Statement		Biodiversity Statement Rev A 13/03/2024

Biodiversity Enhancement		Biodiversity Enhancement plan 13/03/2024
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3. RELEVANT PLANNING HISTORY:

211813/FUL Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat. Single storey rear extension, third storey extension with associated internal alterations. Permitted 6/10/2022.

211297/FUL Erection of a single storey rear extension Permitted 12/11/2021.

151604/CLP Certificate of Lawfulness for proposed conversion of existing property into 2 flats. Refused 5/11/2015.

150951/FUL Proposed rear extension to 58 Kings Road (amended description). Permitted 12/8/2015.

150952/LBC Conversion of vacant building into two number flats involving the proposed construction of a rear Stairwell. Withdrawn.

4. PUBLIC CONSULTATION:

Consultation letters were sent to the nearby neighbouring properties on 24th October 2023 and a site notice was displayed for a 21 day period for comments to be made by 15 November 2023.

No neighbour letters of representation have been received.

Consultation Responses:

Transport:

Further to revised plans, no objection subject to conditions. Discussed further below.

Environmental Protection:

No objection subject to conditions. Discussed further below.

Natural Environment:

No objection subject to conditions. Discussed further below.

Berkshire Archaeologist

No comments were received at the time of writing this report.

Waste Operations

No comments were received at the time of writing this report.

Ecology

No objections subject to a condition. Discussed further below.

5. SUMMARY OF DISCUSSIONS WITH APPLICANT/AGENT:

Additional landscaping was requested to improve the biodiversity of the development following the loss of a green wall as approved in the original planning permission 211813.

6. EQUALITY ACT 2010:

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

7. RELEVANT PLANNING POLICY AND GUIDANCE

From a procedural perspective, relevant guidance from PPG in terms of procedure of dealing with section 73 applications is set out below:

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

What is the effect of a grant of permission under section 73?

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 new permission sits alongside the extant permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

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 extant 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 extant 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.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

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 referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

Relevant Planning Policies

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) (2023) - 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.

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

National Planning Policy Framework 2023
National Planning Guidance 2014 onwards

The relevant sections of the NPPF are:

Section 2 - Achieving Sustainable Development
Section 8 - Promoting Healthy and Safe Communities
Section 9 - Promoting Sustainable Transport
Section 11 - Making Effective Use of Land
Section 12 - Achieving Well-Designed and Beautiful Places
Section 15 - Conserving and Enhancing the Natural Environment

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
EN2 Area of Archaeological significance
EN11 Waterspaces
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodlands
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
TR1 Achieving The Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Parking

- CR1 Definition of Central Reading
- CR2 Design in Central Reading
- CR6 Living in Central Reading Borough Council
- CR9 Terraced Housing in Central Reading

Supplementary Planning Documents & other relevant documents/guidance

Affordable Housing SPD (2021)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

Revised SPD on Planning Obligations under Section 106 (2015)

Reading Tree Strategy (2021)

Biodiversity Action Plan (2021)

National Design Guide: Planning practice for beautiful, enduring and successful places (2019)

8. APPRAISAL

As set out above, an application submitted under s73 allows the local planning authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant planning permission. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development. No changes are proposed to the footprint of the building or the internal floor layouts which remain the same as approved.

The proposed amendments, including changing roof of the building from flat to a gable pitched roof, loss of green wall, additional planting, proposed second flat roof flat roof with additional green roof, additional windows and change to the appearance of balcony screens are considered to maintain an acceptable high-quality appearance to the development in the context of the character of the surrounding area sited adjacent to the river Kennet, located within Flood Zone 2 and within an area of interest. The addition of decorative brick detailing on the side elevation provides a suitable visual appearance to this side of the building following removal of the proposed green wall. Complies with Policy CC7.

The proposed amendments are not considered to have any significant detrimental impacts in terms of overlooking onto the properties and their amenity along Crane Wharf due to the position of the additional windows on the side elevation towards the front of Crane Wharf and distance between buildings. Following changes approved in the previous application, the impact on amenity of daylight/sunlight levels on the rear roof light is considered acceptable as it has been demonstrated that it would not intersect a significant amount of the existing window. Complies with Policy CC8

The removal of the original side elevation green wall is proposed to be replaced by an additional green roof and additional planting which is considered to mitigate for this loss. The RBC Natural Environment Officer and Ecology adviser raised no objection to the proposed changes subject to conditions to secure details and implementation of a Landscaping Scheme and the incorporation of bat and bird boxes. Complies with Policies CC7 and EN12.

Parking is still provided in accordance with current standards, the proposed changes result in no changes required to the previously approved access arrangements and the location of the bin collection point are proposed, as previously consented under application 211813.

All other conditions and pre-commencement conditions including: a CMS (condition 4) implementation of a scheme of archaeological investigation (condition 11), landscaping provision (condition 13), carbon emission saving measures (condition 16), details of the green roofs (condition 18) and food resistant materials (condition 19) in accordance with policies CC2, CC7, CC8, EN12, EN18 H5, TR3, EN2, would continue to be secured by way of conditions.

S106

Obligations, including an affordable housing contribution, would continue to be secured under the s106 legal agreement signed by the Applicant under the original planning permission, the terms of which means these obligations carry across to any S73 applications relating to the original permission.

15. 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 ("the VARIAT planning permission") granted by the Council under Section 73 of the 1990 Act the planning obligations in this Agreement shall apply to the VARIAT planning permission

Community Infrastructure Levy

The proposal will be a Community Infrastructure Levy (CIL) liable development. An informative will be attached to the decision notice to advise the applicant of their responsibilities in this respect.

9. CONCLUSION

The amendments proposed to vary condition 1 (time limit), 2 (plans), 3 (materials) and 18 (green roof) of the original planning permission 201233/FUL are considered acceptable in accordance with the relevant planning policies and for the reasons as outlined above, subject to updated conditions as below

RECOMMENDATION - GRANT S73 subject to varied conditions

Grant variation of condition 2

In line with the PPG, all of the original conditions (as part of 211813) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas and highlighted in yellow for 231334). Officer notes explaining the changes are also detailed in green.

1. The development hereby permitted shall begin no later than three years from the date of this planning permission. 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.

1. The development hereby permitted shall begin no later than three years from the date of planning permission ref. 211813 issued on 6 October 2022.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The altered condition ensures the applicant does not have further time to implement the permission, with this one component which cannot change under s73.

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

Drawing No: Proposed Rear Elevation 09521-11 Rev C
Drawing No: Proposed Ground Floor Plan 09521-07 Rev C
Drawing No: Cycle Store 09521-21
Drawing No: Bin Collection Details 09521-22
Received 24th August 2022

Drawing No: Location Plan and Block Plan 09521-14
Drawing No: Proposed First Floor Plan 09521-08 Rev A
Drawing No: Proposed Second Floor Plan 09521-09 Rev A
Drawing No: Proposed Third Floor Plan 09521-10 Rev A
Drawing No: Proposed Side Elevation 09521-12 Rev A
Received 8th November 2021

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

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

Submitted for 231334
521-41 New roof plan
09521-12 Rev E Proposed Side Elevation
09521-11 Rev E Proposed Rear Elevation
Schedule of materials 14/09/2023
Daylight and sunlight 14/09/2023
As received 19th September 2023

Biodiversity statement Rev A 13/03/2024
Biodiversity Enhancement Plan
09521-07 Rev D Proposed ground floor plan
As received 13th March 2024
Drawing No: 09521-08 Rev B Proposed first floor
Drawing No: 09521-09 Rev B Proposed second floor
As received 25th April 2024

Approved by 211813
Drawing No: Cycle Store 09521-21
Drawing No: Bin Collection Details 09521-22
Received 24th August 2022

Drawing No: Location Plan and Block Plan 09521-14
~~Drawing No: Proposed First Floor Plan 09521-08 Rev A~~
~~Drawing No: Proposed Second Floor Plan 09521-09 Rev A~~
Drawing No: Proposed Third Floor Plan 09521-10 Rev A
Received 8th November 2021

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

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

3. *No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and scheme of materials unless otherwise agreed in writing with the Local Planning Authority. Additional information is required in respect of the proposed green roofs and flood resistant materials.

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.

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

4. *No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; [EP REQUIREMENT]
- i) Provisions to be made for the control of noise coming from the site during demolition and construction; [EP REQUIREMENT]
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements. [EP REQUIREMENT]

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

5. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

6. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

7. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

8. No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

Officer note: This condition remains unchanged.

9. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

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 and in accordance with Policy CC7 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

10. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has 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). Thereafter The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, 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, unless otherwise agreed in writing by the Local Planning Authority.

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 and in accordance with Policy CC7 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

11. *No development shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: To ensure that any archaeological remains within the site are adequately investigated and recorded in accordance with Policy EN2 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

12. The development shall not be carried out except in accordance with the BS 5837:2012 Tree Survey and Arboricultural Method Statement for 58 Kings Road, Reading ref. PB/5837-21/12.10 Rev B prepared by Tree Surveys dated 7th June 2022.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

13. *No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

14. No change to the unit mix (3 x 2 bed and 1 x 1 bed) shall be made to the development hereby permitted at any time.

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.

Officer note: This condition remains unchanged.

15. The roof area of the proposed development hereby permitted shall not be used as a balcony, roof garden 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 overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

16. *No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted will achieve 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 a 'design stage' 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 Policy CC2 and H5 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

17. 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 Policy CC2 and H5 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

18. *No development shall commence on site until details have been provided to the Local Planning Authority of a biodiverse green roof as annotated on the approved plans.

The roof to be provided shall be:

- a. Biodiversity based with extensive substrate base (depth 80-150mm);
- b. Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works. The development shall be carried out in accordance with the details approved and maintained as such thereafter.

Reason: To ensure that the development provides wildlife habitats in accordance with paragraphs 109 and 118 of the NPPF and Policies EN12, CC2 and CC7 of the Reading Borough Local Plan 2019.

18 *No development shall commence on site until details have been provided to the Local Planning Authority of the two biodiverse green roofs as annotated on the approved plans.

The roof to be provided shall be:

- a. Biodiversity based with extensive substrate base (depth 80-150mm);
- b. Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The development shall be carried out in accordance with the details approved and maintained as such thereafter.

Reason: To ensure that the development provides wildlife habitats in accordance with paragraphs 185 and 186 d) of the NPPF and Policies EN12, CC2 and CC7 of the Reading Borough Local Plan 2019.

Officer note: This condition has been updated to reflect the plans submitted in this application and to update policy references.

19. *No development shall commence on site until details of flood resistant materials to a minimum height of at least 300mm above the estimated flood level and details of flood resilience measures have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first, second and third floor windows serving stairwell on the east facing window shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which they are located. The windows shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

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

Officer note: This condition remains unchanged.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the east elevation of the building hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

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

Officer note: This condition remains unchanged.

22. The biodiversity enhancements, to include bird and bat boxes, tiles or bricks on the new buildings shall be implemented as outlined in the Biodiversity statement Rev A 13/03/2024 and Biodiversity Enhancement Plan as received on 13th March 2024.

The biodiversity enhancements shall thereafter be installed as per the approved details and a letter report confirming that the enhancements has been installed, including photographs of the enhancements in situ, shall be submitted to and approved in writing by the council prior to occupation of the development.

REASON: In the interests of biodiversity, in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

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

INFORMATIVES

1. 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.

Officer note: This informative remains unchanged.

2. 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.

Officer note: This informative remains unchanged.

3. 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.

Officer note: This informative remains unchanged.

4. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, 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 week's notice to obtain details of underground services on the applicants' behalf.

Officer note: This informative remains unchanged.

5. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

Officer note: This informative remains unchanged.

6. To minimise the disturbance by noise of future residential occupiers of the units and its effect on neighbouring residents, residential accommodation must be designed and constructed so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Officer note: This informative remains unchanged.

7. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

Officer note: This informative remains unchanged.

8. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. This because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

Officer note: This informative remains unchanged.

9. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. 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:

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

Advice-to-

Officer note: This informative remains unchanged.

10. 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.

Officer note: This informative remains unchanged.