

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: 220280/FUL

Address: 6 Kentwood Close, Reading, RG30 6DH

Proposals: Ground floor side extension to create 1x1-bed self-contained residential unit (Class C3)

Case Officer: Mr Anthony Scholes

Applicant: L Frain

Date received: 25/02/2022

Valid from: 03/05/2022

Target Decision date: 31/07/2024 (agreed extension of time)

1. INTRODUCTION

The proposal site consists of a three-storey building at 6 Kentwood Close. The building consists of 4 flats. The front of the building consists entirely of hard-standing for vehicle parking. The front of the building consists of white render, with uPVC windows. The surrounding area consists of a mix of single storey and two storey family sized dwellings and is considered predominantly residential. The proposal site is close to Victoria Recreation Ground, McIlroy Park, and Tilehurst Triangle District Centre.

The proposal site is not listed or within a Conservation Area. The front of the proposal site is located within the Green Network.

An accompanied site visit was carried out on 09/06/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection of single storey building to the side of 6 Kentwood Close to serve as a 1 bedroom self-contained flat (Use Class C3).

Plans considered:

~~Plan Layout & Elevations Frain:01~~
Received on 25/02/2022

~~Plan Layout & Elevations Frain:01 Rev A~~
~~Street Scene, Landscape and Roof Plan Frain:02~~
- Affordable Housing and Planning Statement
Received on 26/04/2022

~~Plan Layout & Elevations Frain:01 Rev B~~
~~Street Scene, Landscape and Roof Plan Frain:02 Rev A~~
Received on 02/05/2022

~~Plan Layout & Elevations Frain:01 Rev C~~
~~Street Scene, Landscape and Roof Plan Frain:02 Rev B~~
Received on 03/05/2022

~~Plan Layout & Elevations Frain:01 Rev D~~
Received on 28/06/2022

~~Plan Layout & Elevations Frain:01 Rev E~~
Received on 26/07/2022

~~Plan Layout & Elevations Frain:01 Rev F~~
Received on 04/08/2022

~~Street Scene, Landscape and Roof Plan – Frain:02 Rev C~~
Received on 14/10/2022

~~Plan Layout & Elevations – Frain:01 Rev G~~
Received on 30/11/2022

~~Plan Layout & Elevations – Frain:01 Rev H~~
Received on 13/02/2023

~~Plan Layout & Elevations – Frain:01 Rev I~~
Received on 24/02/2023

- Plan Layout & Elevations – Frain:01 Rev K
Received on 21/08/2023

- Street Scene, Landscape and Roof Plan – Frain:02 Rev D
Received on 06/10/2022

3. RELEVANT PLANNING HISTORY

081448/FUL - Side extension to form 1-bedroom dwelling unit (Resubmission of 08/00536/FUL) – Application Refused on 06/02/2009. Reasons for refusal:

1. The increased site density would result in the overdevelopment of the site and in a loss of amenity values for the neighbouring residential properties that cannot be justified in view of alternative satisfactory provision of one-bedroom housing units elsewhere in the Borough. As such the proposal fails to improve the character of the area by proposing development that is too intensive for the site contrary to policies CS14 and CS15 of the Reading Borough Core Strategy (2008) and PPS3 Housing.
2. The application fails to demonstrate how sufficient amenity space would be provided for both the existing and proposed dwelling units, contrary to saved policies HSG5 and CUD14 of the Reading Borough Local Plan (1998) and policy CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
3. The inappropriate roof design and the loss of space around the building would result in an unsympathetic addition to this late Victorian building which would fail to take the opportunity to enhance the site and would be harmful to the character of the area. As such, the proposal would be contrary to saved policies DP5 of the Berkshire Structure Plan 2005 and HSG5 and CUD14 of the Reading Borough Local Plan (1998) and policies CS7 and CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
4. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and would result in on-street parking/reversing movements on Kentwood Close, adversely affecting road safety and the flow of traffic, contrary to saved policies HSG5 and HSG9 of the Reading Borough Local Plan (1998) and policy CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
5. The proposed development does not comply with the Local Planning Authority's standards in respect of secure cycle storage provision, contrary to saved policy HSG5 of the Reading Borough Local Plan (1998) and policies CS15 and CS24 of the Reading Borough Local Development Framework Core Strategy (2008).
6. In the absence of a completed legal agreement to secure the appropriate provision of necessary and relevant physical and social infrastructure relating to leisure facilities, the proposal is contrary to saved policy TRN11B of the Reading Borough Local Plan (1998) and policies CS9, CS22, CS29 and CS30 of the Reading Borough Local Development Framework Core Strategy 2008 and the Council's Supplementary Planning Guidance, "Planning Obligations Under Section 106 of the Town and Country Planning Act 1990" (2004).

080001/FUL - Side extension to form single storey two-bedroom dwelling unit – Application Refused on 23/07/2008. Reasons for refusal:

1. The increased site density, which would be achieved only with the adverse impacts on amenity that are cited elsewhere in this decision, would result in the overdevelopment of the site and in a loss of amenity values for the neighbouring residential properties that cannot be justified in view of alternative satisfactory provision of two-bedroom housing units elsewhere in the Borough. As such the proposal would be contrary to policies CS14 and CS15 of the Reading Borough Core Strategy (2008).
2. Provision of one bedroom with no outlook and the relationship of the window for the other to the access to an existing flat would result in a poor standard of amenity and adverse impacts upon the privacy of the future occupiers of the proposed unit, contrary to saved policies HSG5 and CUD14 of the Reading Borough Local Plan (1998).
3. The application fails to demonstrate how sufficient amenity space would be provided for both the existing and proposed dwelling units, contrary to saved policies HSG5 and CUD14 of the Reading Borough Local Plan (1998) and policy CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
4. The inappropriate roof design and the loss of space around the building and of the character side boundary wall would result in an unsympathetic addition to this late Victorian building which, together with the dominance of hard-paving which provides little opportunity for appropriate landscape planting and boundary treatment at the front of the site, would fail to take the opportunity to enhance the site and would result in a loss of amenity values for the neighbouring residential properties. As such, the proposal would be contrary to saved policies DP5 of the Berkshire Structure Plan 2005 and HSG5 and CUD14 of the Reading Borough Local Plan (1998) and policy CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
5. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and would result in on-street parking/reversing movements on Kentwood Close, adversely affecting road safety and the flow of traffic, contrary to saved policies HSG5 and HSG9 of the Reading Borough Local Plan (1998) and policy CS15 of the Reading Borough Local Development Framework Core Strategy (2008).
6. The proposed development does not comply with the Local Planning Authority's standards in respect of secure cycle storage provision, contrary to saved policy HSG5 of the Reading Borough Local Plan (1998) and policies CS15 and CS24 of the Reading Borough Local Development Framework Core Strategy (2008).
7. In the absence of a completed legal agreement to secure the appropriate provision of necessary and relevant physical and social infrastructure relating to leisure facilities, the proposal is contrary to saved policy TRN11B of the Reading Borough Local Plan (1998) and policies CS9, CS22, CS29 and CS30 of the Reading Borough Local Development Framework Core Strategy 2008 and the Council's Supplementary Planning Guidance, "Planning Obligations Under Section 106 of the Town and Country Planning Act 1990" (2004).

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

- 16 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.
- 6 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.
- 4 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.
- 2 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.
- 8 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.
- 14 Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.

Hill View, Kentwood Close, Tilehurst, Reading, RG30 6DH – No response received.

2A Kentwood Close, Tilehurst, Reading, RG30 6DH

A site notice was erected on 16/02/2022 for a period of 21 days, expiring on 06/01/2023. No responses were received to the public consultation.

4.2 Internal consultees

The following is a summary of response received from internal consultees.

Reading Borough Council, Transport Development Control – Response received on 19/05/2022

- Plans illustrate that the new unit will be provided with a parking space, the existing parking provision is to be retained for the existing units, this therefore conforms to the Council's current Parking Standards and is therefore deemed acceptable.
- Access to all the parking spaces cannot be provided given the bins and lamp column will restrict access, therefore the only way to accommodate this would be to provide a dropped kerb along the full frontage of the site and relocate the bins up against the fence as shown in the photograph below, with parking across the frontage.
- Pedestrian access should also be illustrated.
- Tracking diagrams for vehicle parking spaces required.

Reading Borough Council, Natural Environment – Response received on 01/06/2022

- I have no objections to the proposed side extensions.
- I note that Street Scene, Landscape & Roof Plan 02B indicates some landscaping in the rear garden which is all ornamental, small and of no wider benefit. If you consider that landscaping is justified on the site, I suggest it would be better focused on improving the limited landscaping on the frontage.
- The proposed block plan on Plan Layout & Elevations drawing 01 C confirms that an additional parking space is proposed on the north-west boundary. Currently there is a thin landscape strip on this boundary and the bin store behind that (albeit, it appears this may not be used).
- Whilst thin, that landscape strip helps to soften the significant expanse of hard surfacing and it would be detrimental to see that removed – clarity is required on whether this is proposed for retention (which it should ideally be). If so, there appears scope to improve that landscape strip which would improve the frontage and help further soften the hard surfacing. If you consider this reasonable, condition L1 would be appropriate.
- I note Transport DM has expressed concern about the location of the bin store due to the additional parking space. There doesn't appear to be anywhere else on the frontage to put it, particularly if the landscape strip is retained?
- Incidentally, I note that whilst there are currently 4 parallel spaces (an additional one proposed), there is only a single width drop kerb. It seems unlikely that cars parked like this will all use the single drop kerb to access all spaces, particularly if the parking is full. I expect there is a temptation to cross the pavement on the other side of the lamppost – it may be justified to suggest extension of the drop kerb (if acceptable to Highways).

Reading Borough Council, Ecology – Response received on 01/06/2022

- The extension will not affect the existing roof tiles or eaves as it is set below the roofline. As such, considering the extent of the works and the relatively good condition of the building (as viewed on Google Streetview), the proposals are unlikely to adversely affect bats. However, the development will require clearance of part of the garden and a condition should be set to ensure that birds (a protected species) are not harmed or disturbed during the works.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 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
H3 Affordable Housing
H5 Standards for New Housing
H10 Private and Communal Outdoor Space
H11 Development of Private Residential Gardens
EN1 Protection and Enhancement of the Historic Environment
EN5 Protection of Significant Views With Heritage Interest
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air Quality
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

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

7. APPRAISAL

7.1 Land use principles

6 Kentwood Close is located within a residential area, with existing use of the land being residential. The proposed development seeks a single storey side extension for the creation of a 1-bed flat.

There is also no in principle objection to the erection of a new dwelling at 6 Kentwood Close, provided the development complies with the policies set out within the Reading Borough Local Plan, which will be discussed further within this report.

7.2 Design

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The proposed development seeks a single storey side extension to 6 Kentwood Close. The design of the proposed single storey extension is considered very close if not identical to the schemes that were refused under applications 080001/FUL and 081448/FUL for design reasons. The design reasons for refusal were due to the proposal being considered an overdevelopment of the site, and an unsympathetic addition to the existing building in terms of its appearance.

Considering the design of the proposed development afresh, from the refusals from 2008 and 2009, the proposed single storey side extension is considered to have a minimal impact upon the street scene along Kentwood Close. As existing, the building at 6 Kentwood Close is a Victorian building that has been heavily altered with new materials to the roof, and white external wall insulation. The appearance of the building and the driveway has changed very little from 2009 to when the site visit for this application was carried out on 09/06/2022 (see figs 1 and 2).



Fig 1. Google Street View image of the site, captured in April 2009.



Fig 2. Site photo taken by case officer on 09/06/2022.

The proposed single storey rear extension would only be seen from the street scene along Kentwood Close and is largely obscured from view by the neighbouring dwelling at Hill View. The side extension would only be visible from acute, specific angles and would have a neutral impact upon the street scene. It also appears that historically there has been a single storey side return to 6 Kentwood Close that has been demolished (fig 3). It was also evident when visiting the site that there was historically a single storey side return (fig 4).



Fig 3. Demolished single storey side return outlined in orange. Aerial image captured in 2006.



Fig 4. Parts of the site that indicate where the previously existing side return was located.

The proposed development is located within a part of the site that is behind a vehicle access gate. Upon visiting the site, it was clear that the garden was poorly maintained and not in regular use by the existing residents at 6 Kentwood Close (see fig 5). It is considered that in this case, the proposed development would revitalise this part of the site through the provision of a 1 bedroom flat that would have access to private amenity space to the rear.

Overall, the size, scale and appearance of the proposed single storey side extension to create a 1-bed flat is considered appropriate in relation to the existing building at 6 Kentwood Close and the surrounding area. The proposed development would have a minimal impact on the street scene and appearance. The development is therefore in accordance with Policy CC7 of the Reading Borough Local Plan.



Fig 5. Land to be developed to the rear and side of 6 Kentwood Close. Site photo taken by case officer on 09/06/2022.

7.3 Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable.

In accordance with the required level sustainability standard specified within the Affordable Housing SPD (table 3.1); the appropriate approach with regards to sustainability will be considered on a case-by-case basis. In terms of size, scale and appearance, the development is akin to a single storey side extension. Therefore, it is not considered reasonable to require the development to meet the sustainability standards specified for new housing.

The proposed replacement dwelling exceeds the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan. The gross internal floor space of the proposed new dwelling is 53m², which is above the minimum space requirement of 39m² for a four bed, eight-person, two storey dwelling. Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan.

The proposed development is therefore considered in accordance with Policy H5 of the Reading Borough Local Plan.

7.4 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

As discussed in section 7.2 of this report, the development would be largely obscured from view from Hill View due to the height of the existing boundary and the relation of the development to habitable rooms at Hill View. The development is therefore not considered to result in harm to outlook or appear visually dominant or overbearing to neighbouring residents.

There were concerns that the development would result in a harmful loss of privacy to future occupants due to the bedroom being located to the front of the dwelling. The bedroom window would look out on to the driveway, with the window close to the access door to the adjacent flats at 6 Pentland Close. This concern has been overcome by moving the bedroom to the rear of the proposed dwelling and moving the living room to the front of the dwelling.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Overall, the proposed dwelling is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered necessary however to condition the approval of this application to ensure that harm is not caused to neighbouring properties through alterations that can be achieved under permitted development.

7.5 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

The proposed private amenity space to the proposed dwelling amounts to 58m². The size and quality of the proposed private amenity space to the proposed flat is therefore in accordance with Policies H10 and of the Reading Borough Local Plan.

With regards to the impact upon the existing access to private outdoor space to the remaining flats at 6 Kentwood Close, it is unclear as to whether occupants of these flats even have access to the development site as private amenity space. The existing flats at 6 Kentwood Close are within a highly sustainable location; within close proximity to Victoria Recreation Ground and McIlroy Park, and the Tilehurst Triangle District Centre. The proposal site is also close to bus, rail and cycle links Reading Town Centre.

Due to the sustainable location in terms of its transport links and access to local amenities, the development is considered in accordance with Policy H10 of the Reading Borough Local Plan 2019.

7.6 Transport

During the course of the application the plans were revised to accommodate the proposed on site vehicle parking provision and bin storage. The alterations to the plans include the relocation of the lamppost to the front of the dwelling to between 6 and 8 Kentwood Close. The relocation of the lamppost allows for the extension of the dropped kerb to allow for five vehicles to be parked safely on site.

The existing vehicle parking arrangement on site is informal, with the entire frontage of 6 Kentwood Close consisting of hard standing. The bin storage is to be relocated to the boundary between 6 and 8 Kentwood Close and would serve all the flats at 6 Kentwood Close. This allows all vehicle parking spaces to be accessed safely. The proposed flat would benefit from covered cycle storage within the rear garden of the development.

Subject to conditions requiring the development to be carried out in accordance with the proposed vehicle parking and access details, the development is considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

7.7 Affordable Housing

In accordance with Policy H3 of the Reading Borough Local Plan; *“Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading:*

- (...) on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.”*

The applicant has agreed to enter into a legal agreement to secure a financial contribution if planning were to be granted.

A Section 106 Legal Agreement has been drawn up, which secures a financial contribution of £8,875 for the purposes of providing affordable housing elsewhere within the Borough. The figure has been calculated based on the valuations of the existing dwelling and the proposed additional dwelling from two Estate Agents. As per Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021); for sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development. The proposed dwelling has been valued at £177,500, therefore, 5% of the GDV of the development equates to £8,875.

This is considered acceptable and complies with Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021).

7.8 Ecology and Natural Environment

The proposal site is located within the Green Network. The proposed development is to take place on an already developed part of the site with the development not disturbing the eaves of the existing building where protected species could be nesting. The development is therefore considered acceptable with regards to ecology and Policy EN12 of the Reading Borough Local Plan 2019.

With regards to soft landscaping, landscaping has been demonstrated within the rear garden of the proposed dwelling, with the planting of five ornamental trees. It is considered that there is limited scope in landscaping the front garden due to the on-site vehicle parking required for the

development and the existing flats. It is also recognised that hardstanding that covers the entirety of the proposal site is an existing arrangement. The soft landscaping proposed to the rear garden is considered proportionate to the proposed development and in accordance with Policy EN14 of the Reading Borough Local Plan (2019). The details of the proposed soft landscaping are to be secured under the approved plans condition.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

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.

AP1: Approved Plans

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

Plans considered:

- Plan Layout & Elevations – Frain:01 Rev K

Received on 21/08/2023

- Street Scene, Landscape and Roof Plan – Frain:02 Rev D

Received on 06/10/2022

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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.

DC1: Vehicle Parking (As Specified)

The dwelling 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 with the layout of the forecourt maintained as approved 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 Borough Local Plan 2019.

DC3: Vehicular Access (As Specified)

No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

PD1: PD Rights Removed

Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

REASON: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the main house and the area in general and should therefore be controlled in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

C1: Hours of Construction/Demolition

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.

C4: No Bonfires

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

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.

Nesting Species

All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives

IF3: Highways

- 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.

IF4: S106

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

I11: Community Infrastructure Levy (CIL)

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:

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

I29: Access construction

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.