

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231861/VAR

Address: 5 Grass Hill, Caversham, Reading, RG4 7TJ

Proposals: Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings - Change to the approved plans to improve the design of Plot 1. - 221072

Case Officer: Nathalie Weekes

Date received (valid from): 22 December 2023

Extended Target Decision date: 20 March 2024

1. SITE DESCRIPTION

The site is located on Grass Hill in Caversham and formerly contained a single dwelling which was demolished prior to submission of this planning application. The surrounding area consists of residential dwellings of a range of sizes and styles set amongst good tree coverage. The site contains a number of trees several of which are also subject to a Tree Preservation Order. The central area of the site is flat in gradient where the land has been levelled and raised following the demolition of the former dwelling, but the levels slope down steeply to the southern boundary.

The site is located within the Caversham escarpment, a Thames Valley Major Landscape Area designated by Policy EN13 of the Reading Borough Local Plan whilst the boundaries of the southern boundary of the site and western frontage with Grass Hill are identified as areas of biodiversity interest (lowland mixed deciduous woodland) as designated by Policy EN12. It is also set within the View cone of View 1 from McIlroy Park towards Chazey Barn Farm and the Thames Meadows as designated by Policy EN5.

Planning permission 201233/FUL was granted in August 2021 for the erection of 2 x 3 bed dwellings on the site to replace a single dwelling.

Planning permission 212005/NMA was granted on 11 January 2022 with an amendment to condition 2 Plans and Conditions 10 Protective measures.

Planning permission 220535/VAR was granted in July 2022 with amendments proposed to the approved plans.

Planning permission 221827/APC was granted in January 2023 for the discharge of pre-commencement Condition 3 materials and the part-discharge of Condition 12 Biodiversity.

Site visit date: 31 January 2024

Site visit photos:



PROPOSAL

Planning permission has been granted to replace a single dwelling with 2 dwellings. The application was made to build two self-build houses, on behalf of 2 different self-build applicants. Works have commenced on Plot 2, however the changes are sought as part of this VAR application relate ONLY to Plot 1. The CIL officer at RBC has confirmed that as the development for Plot 1 has not yet started, the CIL liability will be due on the commencement date.

Planning permission is sought for the original planning permission to be varied, for changes to amend the plans and conditions as approved under planning permission 201233. The application has a prior associated S106.

Previous changes granted under 220535/VAR were proposed to maximise light into the properties, and having regard to the site constraints, comprised:

Plot 1 – previous changes to the design and layout of Plot 1 are to be superseded by application 231861

~~Plot 1 has relocated the living space to the ground floor to allow easier access into the garden.~~

~~There is an increase in footprint at first floor level.~~

Plot 2

The built footprint of Plot 2 is slightly enlarged to the South West corner to provide more light into the downstairs bedroom.

Plot 2 had enlarged the built footprint on the north eastern corner and removing an external terrace.

Cantilever steps are proposed to provide external access into the garden.

Both plots

Roof lights have been added to both plots to increase daylight into the building.

The minor amendments proposed are an addition to the previously permitted proposed changes permitted under 220353 VAR which comprised:

- The garage to Plot 2 repositioned, so as to be provide an integral garage. An open under croft area is proposed in the position of the previously consented garage for vehicle turning.
- The garage on the east side of Plot 1 has been removed and replaced with surface parking on the west side to allow better vehicle circulation and vehicle turning.
- As a result of the removal of the garage to plot 1 the eastern elevation of the dwelling to plot 1 is proposed to be moved 2.5m and 2.9m to the east. This will provide more space for car parking and turning to the west of Plot 1.
- Plot 2 remains in the same position however a first-floor lounge is proposed above the under croft to its western elevation.
- Various internal layout changes have been made; however, both the plots remain 3-bedroom properties.
- Elevational changes to the elevations to both Plot 1 and 2 to provide a series of shallow gradient mono pitch roofs as opposed to flat roof forms.
- Associated changes to the proposed tree protection, landscaping scheme and access arrangements for the development to accommodate the proposed layout changes.

Changes for application 231861 relate only to Plot 1. There are no changes proposed to Plot 2. The changes are different to the original submission, with less significant changes than the previous VAR. Plans provided show the following minor amendments to the layout and elevations previously agreed:

- The new design for Plot 1 has a reduced footprint. The currently approved dwelling has a floor area of 242m² and the footprint has been reduced by 33m² to 209m².
- Plot 1 has been re-sited towards the south-west from currently approved location by 1.3m away from adjacent dwelling. (Lime House)
- There is a reduction of south-west facing glazing on Plot 1 from 37.6m² to 25m².
- Plot 1 has been shifted in a north-west direction by 1m at ground level to increase the gap between Plot 1 and Plot 2.
- At first floor level, the gap between dwellings has been increased by a further 2.4m and the cantilevered bay removed.
- A larger bike/bin/cycle store is proposed.

None of the proposed changes impact the arboricultural, ecological or transport requirements for the site although the proposed site plans have been updated.

Plan Description	Approved plan 201233	Approved Plan 220535	Approved Plan 221072	Proposed plan 231861
Block and Location Plan	3707/204 Rev A	3707-214B	3707-214E	3707/284
Site Plan	3707/200 Rev G	3707-210D	3707-210G	3707/280A
Ground Floor Layout	3707/201 Rev C	3707-211D	3707-211G	3707/281A
First Floor Layout	3707/202 Rev C	3707-212D	3707-212G	3707/282A

Elevations	3707/203 Rev B	3707-213B	3707-213E	3707/283A
Landscape Plan	3707/205 Rev C	3707-209E	3707-209G	3707/285A
Ground Floor Comparison		3707-311A	3707-311B	3707/286A
First Floor Comparison		3707-312A	3707-312B	3707/287A
Elevations Comparison		3707-313	3707-313A	3707/288A
Proposed roof plan	3707/206			
AIA & TPP	Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev C dated 05.02.2021	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev G	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022	Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022
Prelim ecology	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021	Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021
Reptile migration	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021 Received by the Local Planning Authority on 6th May 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021	Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021
Biodiversity Plan				Biodiversity Enhancement Plan v3

The proposed plans will vary the original 201233/FUL application but also serve to include the changes previously agreed under 221072..

An application submitted under s73 allows the local planning authority to only consider the proposed amendments. All other matters remain as approved under the original planning permission, ref. 201233/FUL. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

PLANS AND DOCUMENTS CONSIDERED

Proposed documents

3707-280 Rev A Site Plan
3707-281 Rev A Ground Floor Layout
3707-282 Rev A First Floor Layout
3707-283 Rev A Elevations
3707-285 Rev A Landscape and Biodiversity Plan
3707-286 Rev A Ground Floor Comparison with consented
3707-287 Rev A First Floor Comparison with consented
3707-288 Rev A Elevations Comparison with consented
Biodiversity Enhancement Plan V3
As received 08 March 2024

Email from agent to confirm the exterior of the proposed cycle store for Plot 1 is timber cladding.
As received 08 March 2024

Email from agent to confirm the windows for Plot 1 remain RAL 7033 Cement Grey.
As received 07 March 2024

3707-284 Block and Location Plan

~~3707-280 Site Plan~~

~~3707-281 Ground Floor Layout~~

~~3707-282 First Floor Layout~~

~~3707-283 Elevations~~

~~3707-285 Landscape Plan~~

~~3707-286 Ground Floor Comparison with consented~~

~~3707-287 First Floor Comparison with consented~~

~~3707-288 Elevations Comparison with consented~~

S73 Supporting statement, December 2023

Decision Notice 221072, 28 September 2022, Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings.

S73 Application CIL covering letter, STL Architecture Ltd, December 2023

CIL Plot 1

CIL Plot 2

As received 09 January 2024

Approved documents submitted for Application 221072

~~3707-214E Block and Location Plan~~

~~3707-210G Site Plan~~

~~3707-211G Ground Floor Layout~~

~~3707-212G First Floor Layout~~

~~3707-213E Elevations~~

~~3707-209G Landscape Plan~~

~~3707-311B Ground Floor Comparison with consented~~

~~3707-312B First Floor Comparison with consented~~

~~3707-313A Elevations Comparison with consented~~

Previously approved for application 201233 and for 220535, 221072

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022

As received 21 July 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021

PLANNING HISTORY

221072/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings. Granted with prior associated S106. 28/09/2022

220535/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings. Granted with prior associated S106 05/07/2022

212005/NMA - Non-Material change to planning permission ref. 201233/FUL - Revision to Condition 2 (Approved plans) and Condition 10 (Protective measures) for new Arboricultural Impact Assessment to show changes to tree protection plan and inclusion of ground protection mats – Agreed. 11/01/2022

211531/APC - Application for approval of details reserved by conditions 6 (CMS), 11 (Landscaping), 15 (Sustainable building) and 18 (Archaeology) of planning permission ref. 201233 – Conditions Discharged. 06/12/2021

201233/FUL - Erection of two 3-bed detached dwellings with associated garaging – Granted with associated S106. 27/08/2021

CONSULTATIONS

RBC Natural Environment: No objection, subject to securing the development takes places in accordance with the revised Arboricultural Impact Assessment and Tree Protection Plan and Landscaping Scheme.

RBC Transport: No objection subject to the conditions secured via previous planning permissions.

Ecology Adviser: No objection subject to the conditions and section 106 obligations secured by the original planning permission.

Caversham and District Residents Association (CADRA)

A letter of objection has been received from CADRA raising the following concerns, objections have remained the same:

- Concern that the proximity of the dwelling to existing trees on site will result in increased pressure to prune and loss of mature tree cover.
- Concern that the proposals and associated tree cover would result in harm to views of the Caversham escarpment from across the Thames (View 1 which is a designated Significant View with Heritage Interest as per Policy H5 of the Reading Borough Local Plan.
- Concern there is a potential risk of harm to the view due to cumulative tree loss.

Neighbour Notification

The following addresses were consulted by letter.

3 Courtlands, Caversham, Reading, RG4 7DH
2a Grass Hill, Caversham, Reading, RG4 7TJ
6 Grass Hill, Caversham, Reading, RG4 7TJ
2 Grass Hill, Caversham, Reading, RG4 7TJ
5 Grass Hill, Caversham, Reading, RG4 7TJ
5a Grass Hill, Caversham, Reading, RG4 7TJ
7 Grass Hill, Caversham, Reading, RG4 7TJ
Arctic House, Grass Hill, Caversham, Reading, RG4 7TJ
8 Grass Hill, Caversham, Reading, RG4 7TJ
Lime House, Grass Hill, Caversham, Reading, RG4 7TJ

A site notice was displayed at the application site on 23rd August 2022.

No public letters of objection have been received.

RELEVANT 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) (2019) - 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:

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION 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
EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY
EN14: TREES, HEDGES AND WOODLAND
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
H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Guidance

Sustainable Design and Construction SPD 2019
Revised Parking Standards and Design SPD 2011
Affordable Housing SPD 2013
Section 106 Planning Obligations SPD 2013

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.

The proposed minor alterations to the siting, layout and elevations of Plot 1 are not considered to result in any additional adverse impacts on the layout of the development and satisfactory spaciousness between the dwellings, the site boundaries and neighbouring properties would be retained. The proposed changes are not considered to result in any adverse overbearing or loss of privacy impacts.

The proposed amendments have been submitted due to a change in preference to the design and appearance of Plot 1. The amended layout and change in fenestration layout and design of Plot 1 are considered to maintain an acceptable high-quality appearance to the development in the context of the character of the surrounding area which is

mixed. The proposed amendments are not considered to have any detrimental impacts on neighbouring properties due to the site layout and are less significant changes than those approved in the previous VAR applications.

A condition to secure submission and approval of a materials schedule would continue to be applied to any S73 permission issued.

A revised Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and landscaping plan have previously been approved and will not be impacted by the proposed changes in this application. The RBC Natural Environment Officer raises no objection to the proposed changes subject to conditions to secure implementation of the revised approved AIA, TPP and Landscaping Scheme.

The LPA's Ecology Adviser also raises no objection to the proposed changes to the development. On-site biodiversity enhancements would continue to be secured by condition applied to any S73 permission. The off-site slow worm habitat mitigation 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 or NMA's applications relating to the original permission.

There are no Transport objections to this application. The previous S73 application approved (220535), included the repositioning of the garage of plot 2 to provide an integral garage and open undercroft parking area and the loss of garage parking for plot 1.

Parking is still provided in accordance with current standards, no changes to the previously approved access arrangements and the location of the bin collection point are proposed, and are as previously consented under application 201233. Conditions to secure provision of the approved access arrangements would continue to be applied to any S73 permission issued as well as the condition to secure the parking arrangements.

All other conditions including to secure implementation of a scheme of archaeological investigation, carbon emission saving measures, provision of cycle and bins storage facilities and electric vehicle charging points would continue to be secured by way of conditions.

The S106 agreement relating to the original planning permission would continue to secure the affordable housing deferred payment mechanism in relation to any S73 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 proposals are for new building housing and are therefore liable for CIL based upon a revised new build floor area, albeit the applicant has indicated the dwellings would be self-build and therefore an exemption to the levy could be sought. **Plot 1 would be required to inform the council on the date that the development commences.**

Summary

The principle of development was established with the granting of application 201233/FUL. The amended design is smaller than the original approved plans, set to the rear of, away from mature trees on site and is considered to have less impact within the public realm and wider views of the site. Due to the siting of the dwellings and the arboricultural information provided, following feedback from the RBC Natural Environment team, the proposed development is not considered to result in any resultant harm to the remaining trees within the site. The appearance of the dwellings are not considered to result in a detrimental impact to views of significance. They will replace a dwelling development previously on site and the design and materials are considered to be in keeping with the character of the area.

The amendments proposed to vary condition 2 (approved plans) of the original planning permission 201233/FUL are considered acceptable and contain less significant changes to the previous VAR applications. RBC Consultees have no objections to the changes proposed, subject to updated conditions.

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 201233) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas highlighted in yellow from application 220535 and highlighted in green for application 231861). 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. 201233 issued on 27th August 2021.

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 approved in application 221072, is relevant to 231861 and 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 and documents:

- Drawing no.s 3707/206 – Proposed Roof Plan

Received by the Local Planning Authority on 16th December 2021

- Drawing no. 3707/205 Rev C – Proposed Landscaping Plan

- Drawing no. 3707/204 Rev A – Block and Location Plan

- Drawing no. 3707/203 Rev B – Elevations 1 of 2

- Drawing no. 3707/202 Rev C – First Floor Layout

- Drawing no. 3707/201 Rev C – Ground Floor Layout

- Drawing no. 3707/200 Rev G – Proposed Site Plan

Received by the Local Planning Authority on 1st December 2021

- Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev C dated 05.02.2021

Received by the Local Planning Authority on 12th February 2021

- Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

- Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021

Received by the Local Planning Authority on 6th May 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.

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

Letter from agent to explain changes proposed for a S73 Application - Erection of two 3-bed detached dwellings with associated garaging, July 2022

3707-214E Block and Location Plan

3707-210G Site Plan

3707-211G Ground Floor Layout

3707-212G First Floor Layout

3707-213E Elevations

3707-209G Landscape Plan

3707-311B Ground Floor Comparison with consented

3707-312B First Floor Comparison with consented

3707-313A Elevations Comparison with consented

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022

As received 21 July 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01- PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 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 previously approved in 221072.

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

3707-280 Rev A Site Plan
3707-281 Rev A Ground Floor Layout
3707-282 Rev A First Floor Layout
3707-283 Rev A Elevations
3707-285 Rev A Landscape and Biodiversity Plan
3707-286 Rev A Ground Floor Comparison with consented
3707-287 Rev A First Floor Comparison with consented
3707-288 Rev A Elevations Comparison with consented
Biodiversity Enhancement Plan V3
As received 08 March 2024

3707-284 Block and Location Plan
S73 Supporting statement, December 2023
Decision Notice 221072, 28 September 2022, Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings.
S73 Application CIL covering letter, STL Architecture Ltd, December 2023
As received 09 January 2024

Mark Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H, 2 August 2022
As received 21 July 2022

Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-
PEA Report-Rev 03 dated 13/04/2021
Received by the Local Planning Authority 15th April 2021
Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-
Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021,
received by the Local Planning Authority on 6th May 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 application 231861.

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 documents as discharged under application 221827, or in the S73 Application supporting statement for Plot 1 unless otherwise agreed in writing with the Local Planning Authority:

Materials Plan

Plot 2

Schedule of Materials – photos provided

- The Steel Roof is Colourcoat Urban colour Merlin
- The Timber Cladding is Brimstone Ash Thermo Wood – vertical profile

Windows are to be timber triple glazed

Plot 1 – colour RAL 7033 Cement Grey

Plot2 – colour RAL 7032 Pebble Grey

Doors – composite, colours as windows

Plot 2

Render – K Rend silicon render, colour – smooth finish ash white.

As received 7 December 2022

Plot 1

- Natural slates are proposed for the roof

- The Timber Cladding is Siberian Larch (a mid grey).

- Limestone white render

As received 9 January 2024

Email from agent to confirm the exterior of the proposed cycle store is timber cladding.

As received 08 March 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.

Officer note: This condition was discharged by application 22182 and materials for Plot 1 for this application.

4. 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 Local Plan 2019.

Officer note: This condition remains unchanged.

5. No 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 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 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;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

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.

6. The development hereby permitted shall not be carried out other than in accordance with the following Construction Method Statement documents:

- Construction Method Statement Rev A, Elegant Homes, dated 24 November 2021

- Email from John Neville on 24 November 2021 11:29 stating: Condition 6 – CMS

- The construction site layout plan at Appendix A has been revised to avoid impingement on any RPA. All site facilities and parking areas are now inside the tree protection fencing line shown on the plan.

- The AMS within the AIA has been revised and now sets out at para 6.8 that the no dig installation will take place before the construction phase.

As received 24 November 2021

- Email from John Neville on 6 December 2021 14:35 stating 'we intend to lay ground guard mats over the top of the CCS as a temporary surface course during construction. Please see attached link: Ground Guard System (nixonhire.co.uk)'

As received 6 December 2021

The measures within the approved Statement and details above 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: The wording of this condition has been updated to reflect the discharge of condition 6 (CMS) granted under 211531 APC.

7. 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.

8. Prior to first occupation of the dwellings hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

9. No dwelling hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be first occupied until the Scheme for that dwelling 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 Policy TR3 and TR5 of the Reading Local Plan 2019.

Officer note: This condition remains unchanged.

10. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Strategy MW.20.0613.AIA Revision C issued 05.02.2021; with tree protection erected prior to removal of the spoil identified on the Spoil Removal Plan. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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.

10. The development hereby permitted shall not be carried out other than in strict accordance with the protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Mark

Welby Arboricultural Impact Assessment (AIA) and Tree Protection Strategy ref. MW.20.0613.AIA Rev H received by the Local Planning Authority on 21st July 2022 with tree protection erected prior to removal of the spoil identified on the Spoil Removal Plan. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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: The wording of this condition has been updated to reflect the non-material change of condition 10 (Protective measures) granted under 212005NMA, and updated to reflect the plans and documents submitted for this application 221072 VAR.

11. 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.

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.

11. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with drawing no. 3707/209 Rev G – Landscaping Plan Received by the Local Planning Authority on 21st July 2022. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

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: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Officer note: The wording of this condition has been updated to reflect the discharge of condition 11 (Landscaping) granted under 211531 APC, and updated to reflect the plans and documents submitted for this application 221072 VAR.

11. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with drawing no. **3707/285 Rev A – Proposed Landscaping and Biodiversity Site Plan Received by the Local Planning Authority on 8 March 2024**. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

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: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Officer note: The wording of this condition has been updated to reflect the discharge of condition 11 (Landscaping) granted under 211531 APC, and updated to reflect the plans and documents submitted for this application 231861 VAR.

12. No development above slab level shall take place until details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. 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 EN16 of the Reading Borough Local Plan 2019.

12. The biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new buildings and native and wildlife friendly landscaping, shall be implemented as part discharged by the council under application 221827 and: **3707/285 Rev A – Proposed Landscaping and Biodiversity Site Plan Received by the Local Planning Authority on 8 March 2024**

- Showing existing and extended wildlife habitat, proposed areas for piling grass cuttings to provide refuge for grass snakes, 2x Hibernaculas (Figure 4.) to be loosely filled logs, dead wood and small amounts of soil. Capped with geotextile membrane and 100mm layer of turf, with gaps left to allow reptile access, all boundary fences to include mammal gaps every 10m or as appropriate.

Biodiversity Enhancement Plan V

-Bat box – Mesh fronted bat box code MFBB to be installed on the south east elevation of Plot 1 and 2 to sit behind timber cladding with access hole provided

-Bird box – Mesh fronted standard bird box MFSTB to be installed on the north east elevation of Plot 1 and 2 to sit behind timber cladding

with access hole provided
As received 8 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 EN16 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

13. The new dwelling to plot 1 hereby permitted shall not be occupied until all first-floor windows to the north east elevation shall be fitted with obscure glass and with no opening windows up to 1.7m in height above the internal floor level, before the dwelling is occupied. Any replacement or repair of the window shall only be with obscure glass.

REASON: To prevent actual and perceived overlooking, in the interests of the privacy of neighbours. In accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

14. 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.

15. Officer note: This condition discharged by reference 211531APC and no longer applies.

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 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 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.

16. No dwelling hereby permitted shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings 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.

17. Prior to first occupation of the dwellings hereby permitted the biodiversity mitigation enhancement measures set out with the approved Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02- Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021, received by the Local Planning Authority on 6th May 2021 shall be implemented in full on site. The biodiversity mitigation and enhancement measures shall be maintained and managed thereafter in accordance with the approved details.

REASON: In the interests of biodiversity, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Officer note: This condition remains unchanged.

18. No development shall commence on site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which will have been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019.

18. The development hereby permitted shall not be implemented other than in strict accordance with the Thames Valley Archaeological Services Project specification for an archaeological watching brief ref. 21e117wb dated 3 September 2021 and received by the Local Planning Authority on 15th September 2021.

REASON: Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019

Officer note: The wording of this condition has been updated to reflect the discharge of condition 18 (Archaeology) granted under 211531 APC.

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 prescribed target or 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 relates to this planning permission. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning Applications.

~~4. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is 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. Pre-commencement conditions have been discharged~~

4. 5. 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. 6. 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-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Advice-to-

Same as original application 210233.