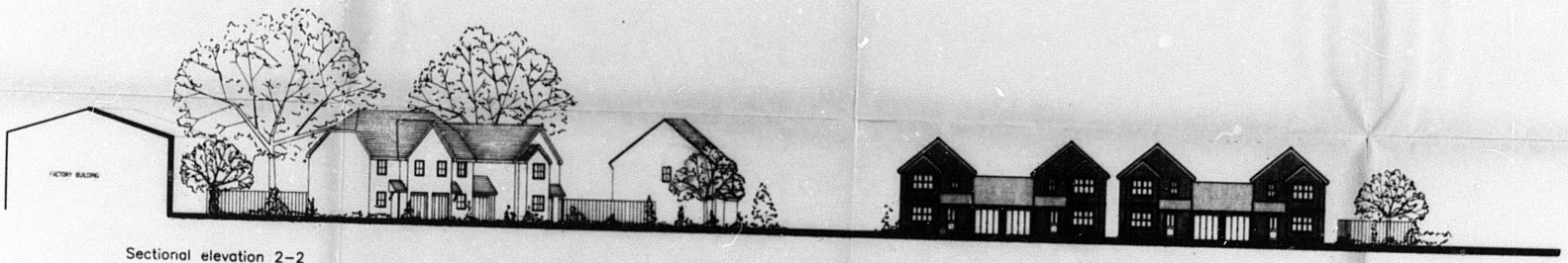
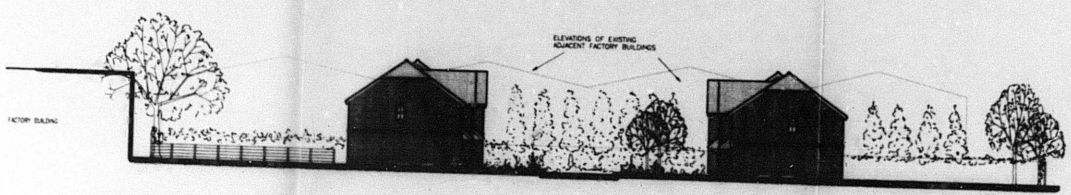
Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership



Sectional elevation 1–1



Sectional elevation 2–2



Sectional elevation 3–3

READING BOROUGH COUNCIL
PLANNING
DM
02 MAR 1997
LS

Amended Plan.

A EXISTING BUILDING HEIGHTS REVISED FEB 97

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes (TV) Ltd

Drawing
Site elevational sections

Scale 1:200 Date Dec 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 79 Milton Road, Abingdon, Oxon. OX14 1DE
Tel (01235)864403 Fax (01235)864383

Job 1115 Dwg. 10 A

Housing Layout Principles Related to Light Penetration

AIM:
To locate dwellings so that they receive appropriate levels of daylight

- The layout of dwellings meets the requirements for ' Sunlight Duration ' in the British Standard (See Daylight Provision Report)
- The recommended ' Exterior Obstruction Angle' and the ' Vertical Sky Component Angles' are within recommended standards with the arrangement shown
- All living rooms and bedrooms meet the requirement for ' Average Daylight Factor'

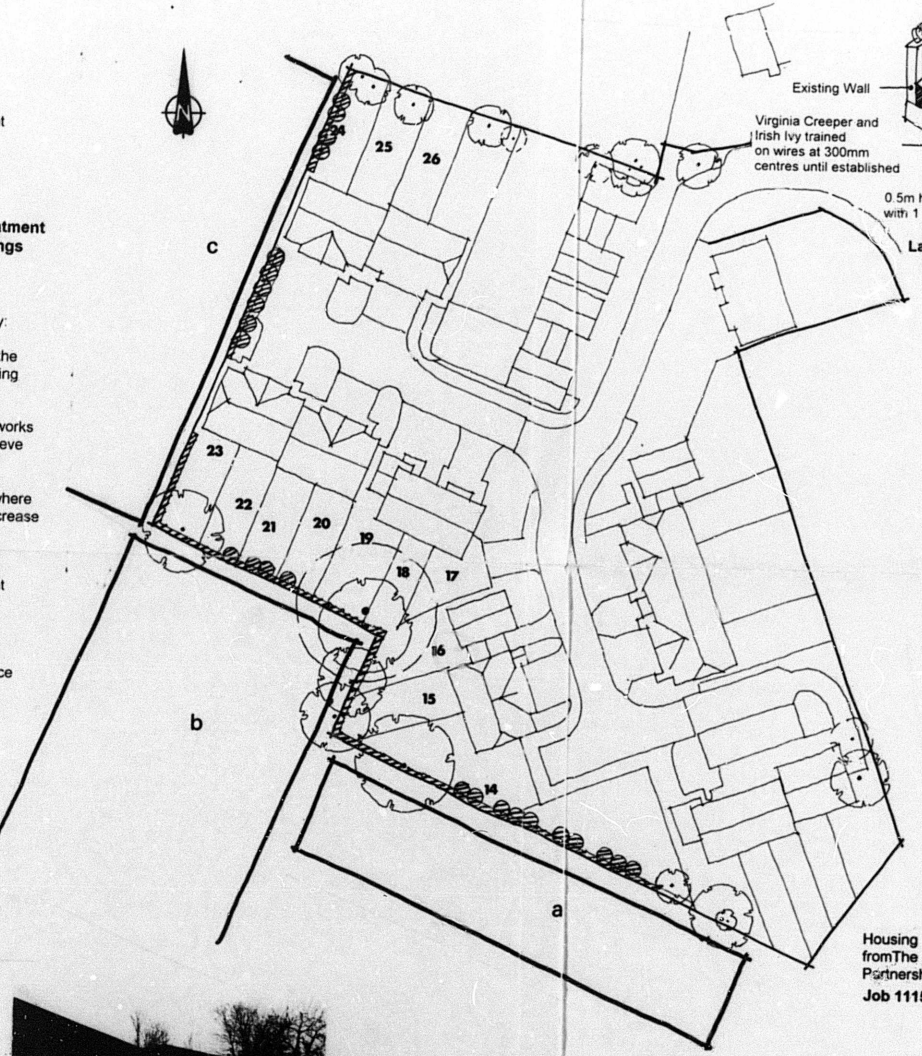
Landscape Design Principles for the Boundary Treatment for Dwellings with an Outlook over Industrial Buildings

AIM:
To develop a green framework to provide an appropriate boundary to properties adjacent to the industrial buildings by:

- Providing vertical enclosure that will restrict views to the facades of the existing factory buildings and the existing Concrete boundary walls and fencing
- Using a combination of timber fencing material, earthworks and fast growing, shade tolerant plant species to achieve a quick and permanent landscape framework
- Using excess soil, from the construction process, where appropriate to provide an elevated planting area to increase the speed of visual impact from new planting
- Limiting the vegetation to hedges, climbers and shade tolerant trees of below 8m maximum height will prevent light levels from being further restricted
- Providing landscape treatments that are effective in terms of visual appearance, maintaining security and Providing enclosure whilst at the same time being space Efficient, minimizing land take from garden plots.

Species List

Climbers	
Virginia Creeper	Parthenocissus quinquefolia
Irish Ivy	Hedera helix 'Hibernica'
Russian Vine	Polygonam baldschuanicum
Hedges	
Common Privet	Ligustrum vulgare
Trees	
Alder	Alnus cordata
Field Maple	Acer campestre
Goat Willow	Salix caprea
Midland Hawthorn	Crataegus laevigata
Rowan	Sorbus aucuparia
Silver Birch	Betula pendula

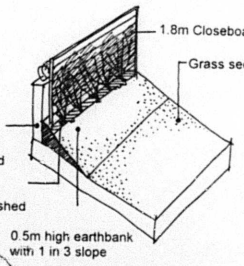


Housing Layout Derived fromThe Edwards Irish Partnership Drawing
Job 1115 Dwg 01B

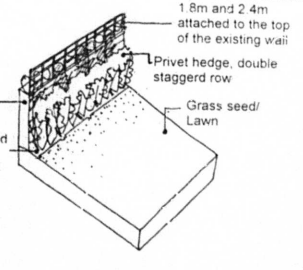


View north along the front of Building A

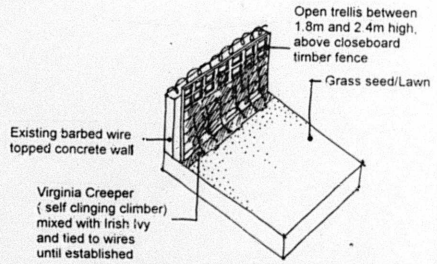
Landscape Treatments and Specification Notes



Landscape Treatment 1



Landscape Treatment 2



Landscape Treatment 3

DIR
03 MAR 1997
LS RS SS

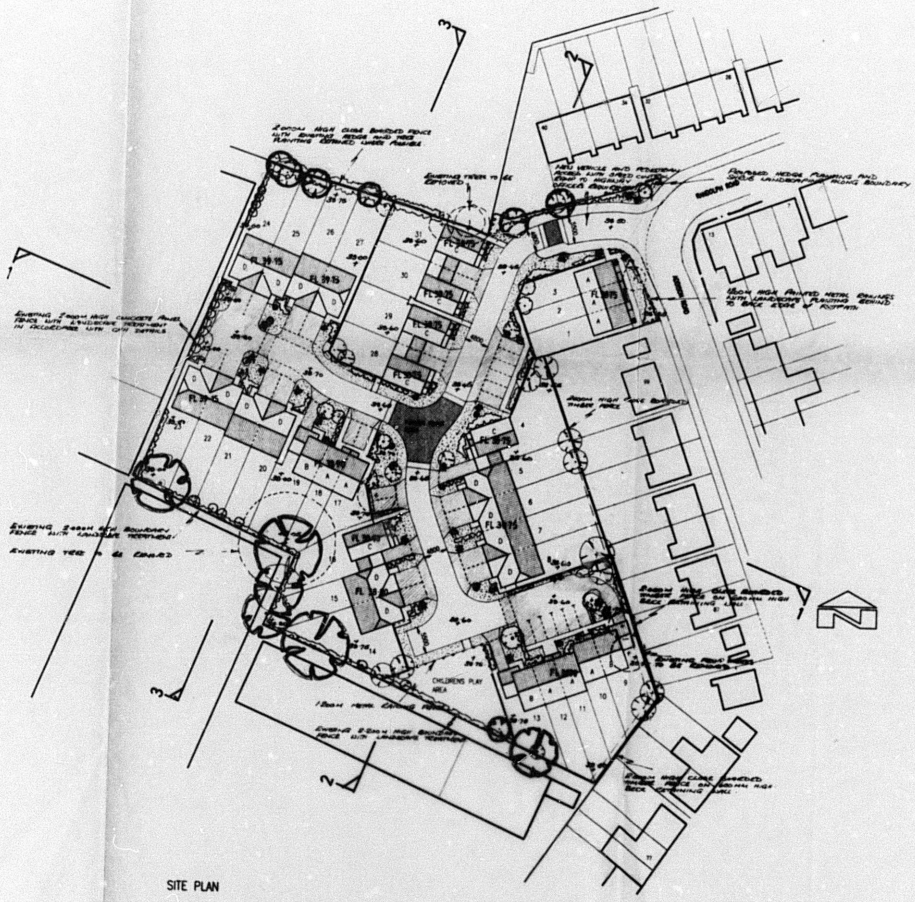
Amended Plan

Existing Trees (To be retained)
Existing Factory Buildings
Proposed Housing Plots
Trees to be removed
Proposed landscape framework
(From combined Landscape Treatments 1- 3)

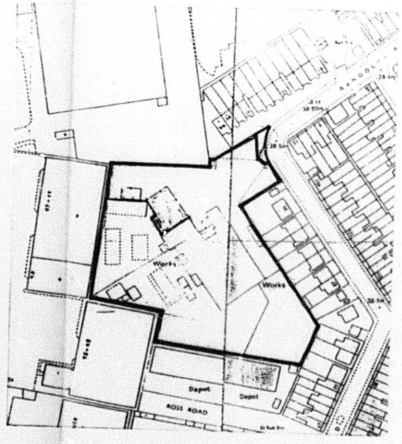
CLIENT: **PERSIMMON HOMES (TV) LTD**	
PROJECT: **RANDOLPH ROAD, READING, BERKSHIRE**	
PLAN TITLE: **Landscape Treatment Proposals**	
SCALE: **1:500 Scale**	DATE: **2/97 MJL/AJC**
DRAWING: **CPM1395/01A**	CHECKED: **MT 25.2.97**

Countryside Planning & Management
Knights Gate, Chantington, Cirencester, Gloucestershire GL7 5SD
Tel: Cirencester (0285) 750555 Fax (0285) 750656

Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership



SITE PLAN



LOCATION PLAN 1.1250

SITE AREA= 2.04 ACRES

READING BOROUGH COUNCIL
DIR
03 MAR 1997
LS

HOUSE TYPES

A	2 BED TERRACE	8 No
B	3 BED END TERRACE	3 No
C	3 BED LINK/ DETATCHED	6 No
D	3 BED TERRACE/ SEMI	14 No
	TOTAL	31 No

Amended Plan.

C ACCESS AND PATH ... 28.2.97
B LEVELS ... 18.2.97
A BOUNDARY LINES REVISED ... 19.12.96

Project
Residential Development at Randolph Road, Reading. Berks.

Client
Persimmon Homes (TV) Ltd

Drawing
Site Layout

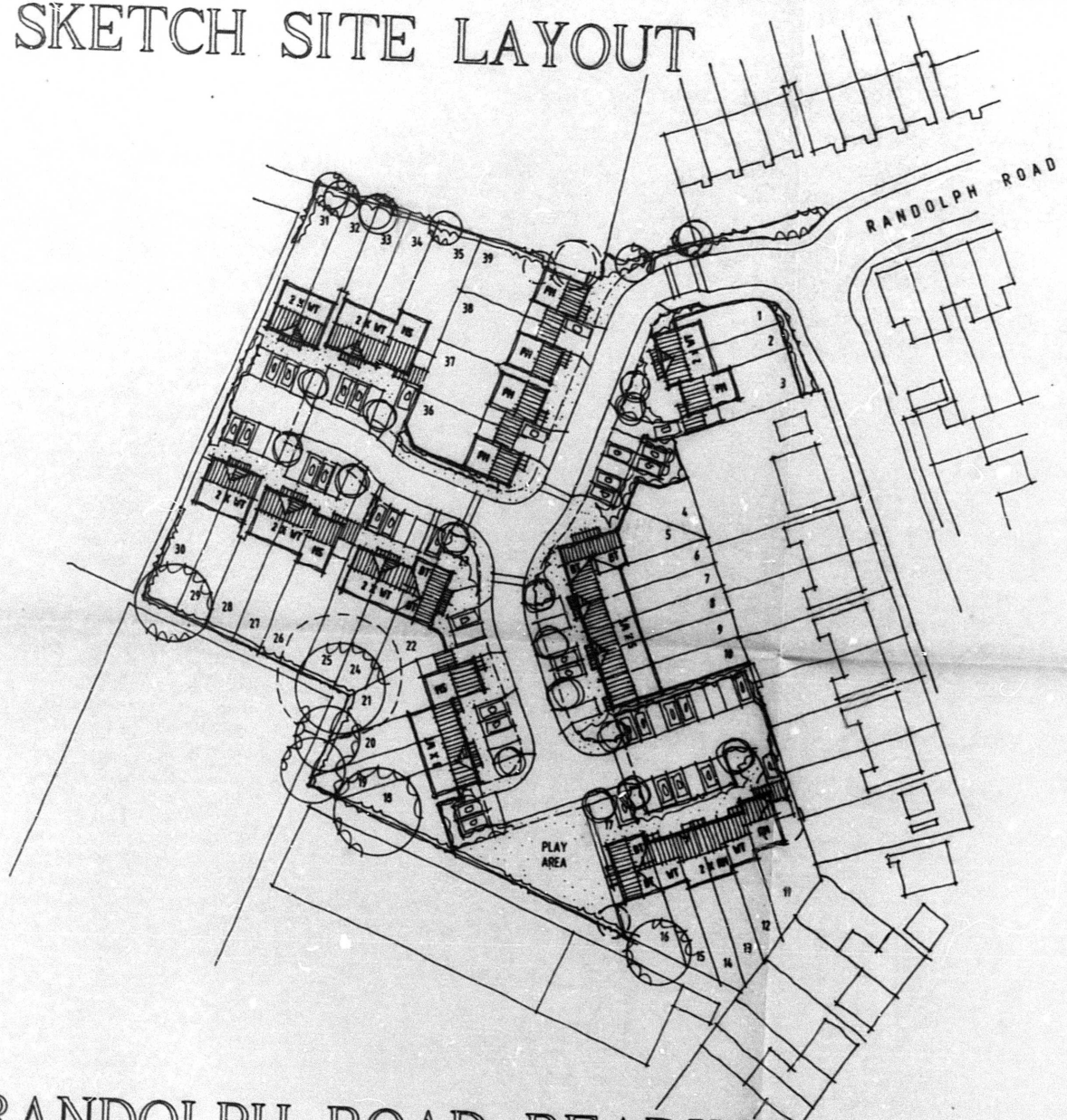
Scale 1.500 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Kilton Road, Wokingham, Berks. RG11 1DE
Tel:(01734)894403 Fax:(01734)894383

Job 1115 Dwg 01 C

PROPOSED GRASSED AREAS
EXISTING TREES TO BE RETAINED
PROPOSED TREE PLANTING
PROPOSED LANDSCAPE SHRUB PLANTING
2 M HIGH CLOSE BOARDED TIMBER FENCE
1.2M HIGH TIMBER PANELLED FENCE
2 M BRICK WALL
PROPOSED CONCRETE BLOCK PAVING

SKETCH SITE LAYOUT



SCHEDULE

ACCOMMODATION

REF	Nº	TYPE	DESCRIPTION	SQFT	TOT SQFT
MS	3	MAIDSTONE	3 BEDROOM HOUSE	832	2496
PM	6	PALMERSTON	3 BEDROOM HOUSE	754	4524
RM	2	RICHMOND	2 BEDROOM HOUSE	714	1428
WT	22	WASHINGTON	2 BEDROOM HOUSE	604	13288
BT	6	BUXTON	1 BEDROOM HOUSE	488	2928
TOTAL	39	UNITS		TOTAL	24664

SITE AREA STATED (APPROX) 0.826ha (2.04ac) inc open space

SQFT PER ACRE 12090

READING BOROUGH COUNCIL CLIENT DIVISION DIR LS LP 24 NOV 1997

LEGEND

INDICATION OF PROPOSED TREE AND SHRUB PLANTING

PROPOSED GRASSED AREA

PROPOSED SCREEN WALL\ FENCE 1800MM HIGH

INDICATION OF EXISTING TREE RETAINED DOTTED IF TO BE REMOVED

crescent designs
architects
77, portland road, worthing, west sussex, BN11 1QG
tel (01903) 210099 fax (01903) 239643

client BARRATT THAMES VALLEY

project RANDOLPH ROAD READING

drawing SKETCH SITE LAYOUT

scale 1:500 date NOV 97 drawn SJB

drawing no. 97106-01

the contractor should check all dimensions on site no dimensions are to be scaled from this drawing it is the contractors responsibility to ensure that all works are in compliance with the building regulations

RANDOLPH ROAD READING

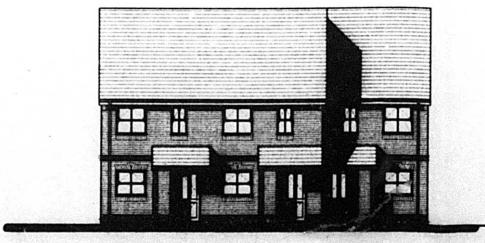
DRAWING SUBJECT TO DETAILED SURVEY OF SITE AND REQUIREMENTS OF LOCAL AUTHORITY PLANNING AND HIGHWAY DEPARTMENTS

© Copyright Crescent Designs (Sussex) Ltd

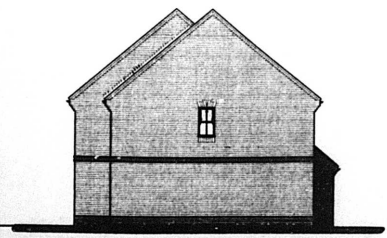
READING BOROUGH COUNCIL CLIENT DIVISION DIR LS LP 24 NOV 1997

Notes
All dimensions and levels on site are to be checked prior to commencement of work
This drawing is the copyright of the Edwards Irish Partnership

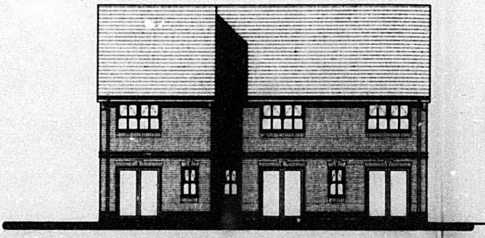
7



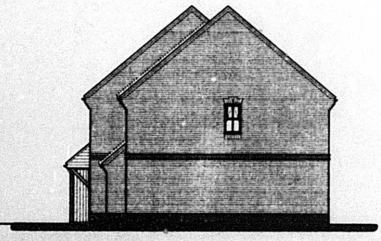
FRONT ELEVATION



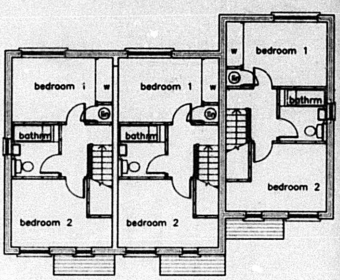
SIDE ELEVATION



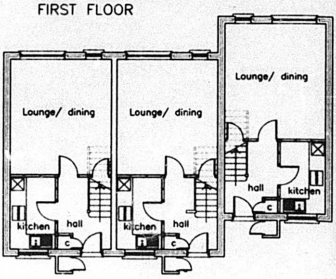
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

A UNIT 3 STAGGERED IN ACCORDANCE WITH CURRENT SITE PLAN — AUG 97

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

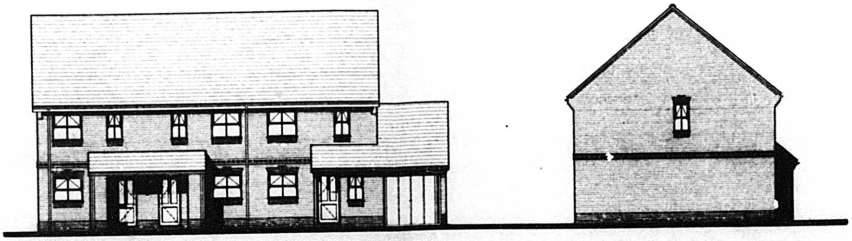
Drawing
House Types A
Plots 1–3

Scale 1.100 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks RG11 1DE
Tel (0734)894403 Fax (0734)894383

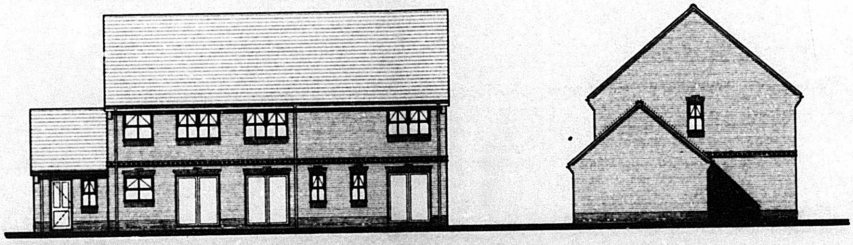
Job 1115 Dwg. 02 A

Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of the Edwards Irish Partnership



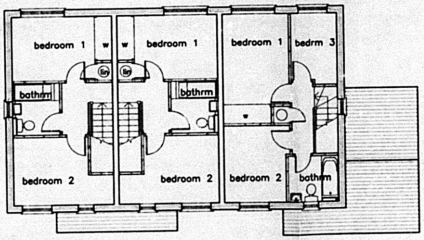
FRONT ELEVATION

SIDE ELEVATION

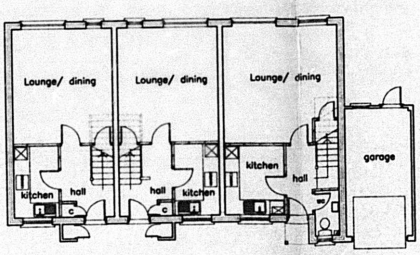


REAR ELEVATION

SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

96 0997

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

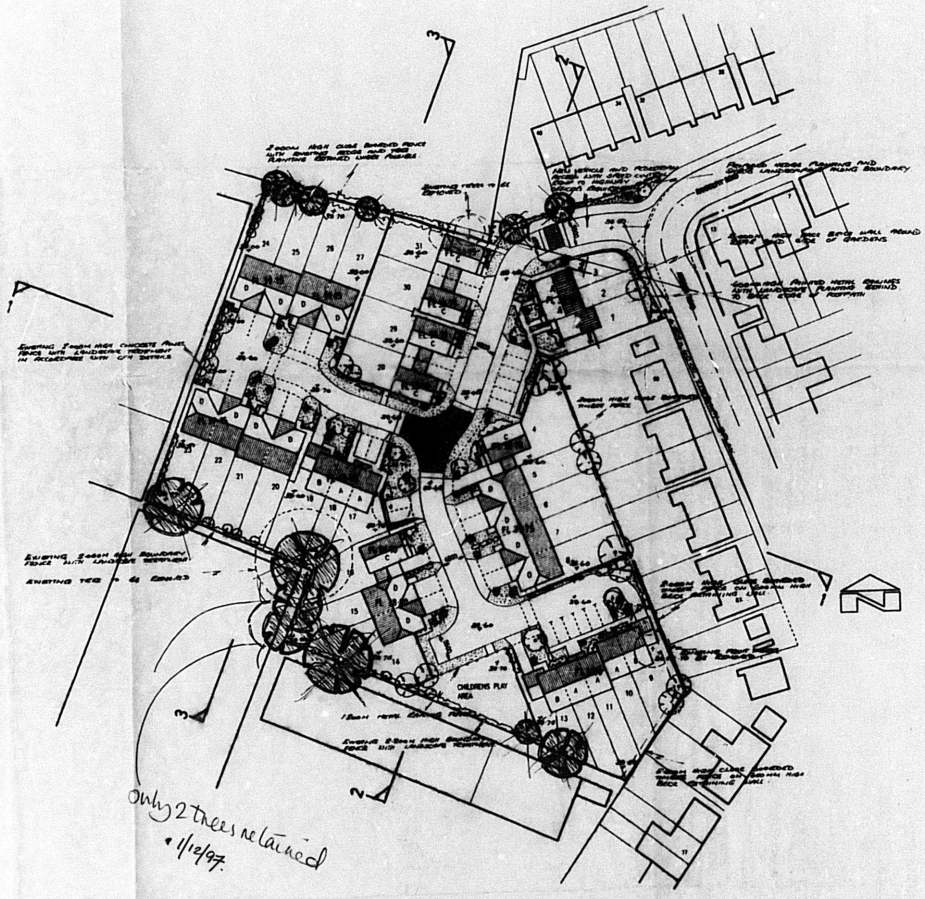
Drawing
House Types A & B
Plots 17–19

Scale 1.100 Date Oct 96

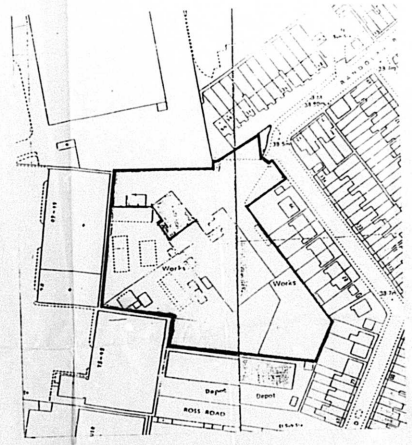
The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel:(0734)894403 Fax:(0734)894383

Job 1115 Dwg. 06

Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Irish Partnership



SITE PLAN



LOCATION PLAN 1.1250

SITE AREA= 2.04 ACRES

HOUSE TYPES

A	2 BED TERRACE	8 No
B	3 BED END TERRACE	3 No
C	3 BED LINK/ DETATCHED	6 No
D	3 BED TERRACE/ SEMI	14 No

F UNITS 12&3 AMENDED BUILDING 24.6.97
E OFFICE 22.6.97
D AMENDED 23.6.97
C 29.5.97
B 15.5.97
A 4.12.96

PROPOSED GRASSED AREAS
EXISTING TREES TO BE RETAINED
PROPOSED TREE PLANTING
PROPOSED LANDSCAPE SHRUB PLANTING
2 M HIGH CLOSE BOARDED TIMBER FENCE
1.2M HIGH TIMBER PANELLED FENCE
2 M BRICK WALL
PROPOSED CONCRETE BLOCK PAVING

RECEIVED
DIR TES TW
28 NOV 1997
LS WS

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes (TV) Ltd

Drawing
Site Layout

Scale 1.500 Date Oct 96

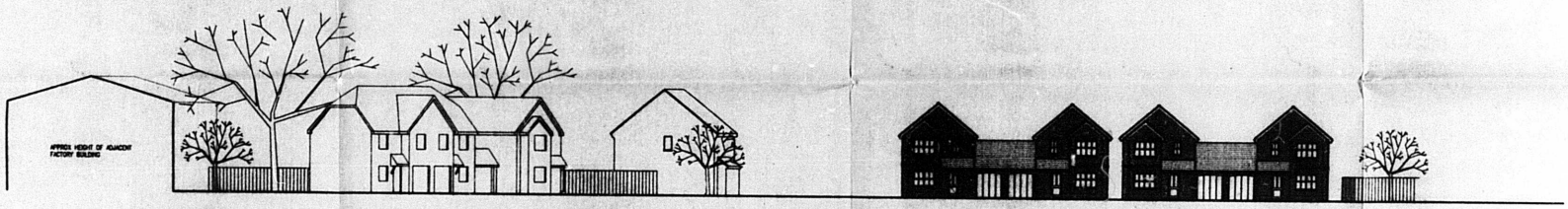
The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks RG11 1DE
Tel (01734)894401 Fax (01734)894383

Job 1115 Dwg. 01 F

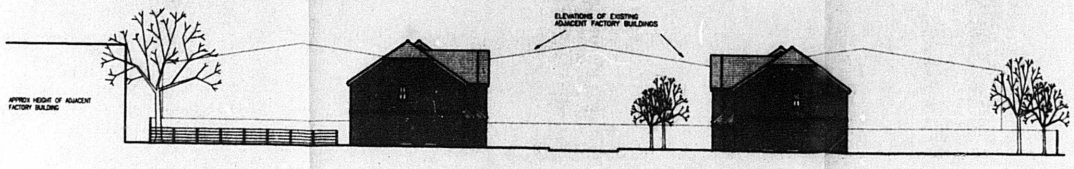
Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of The Edwards Hall Partnership



Sectional elevation 1–1



Sectional elevation 2–2



Sectional elevation 3–3

DIR
06 DEC 1996
LS

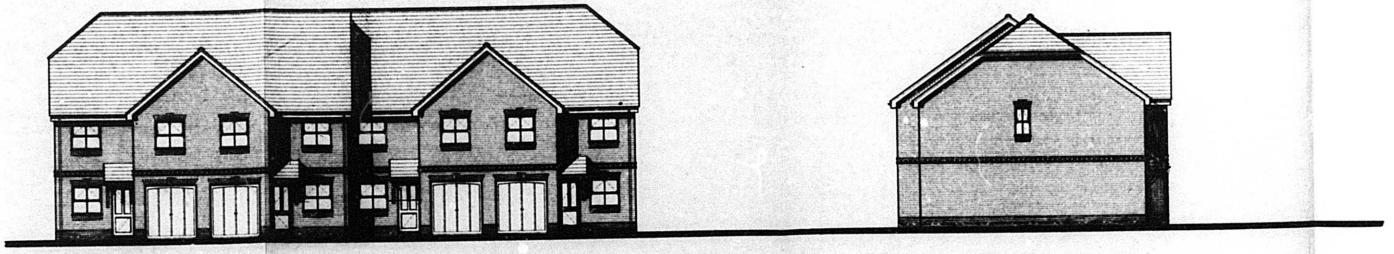
Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes (TV) Ltd

Drawing
Site elevational sections

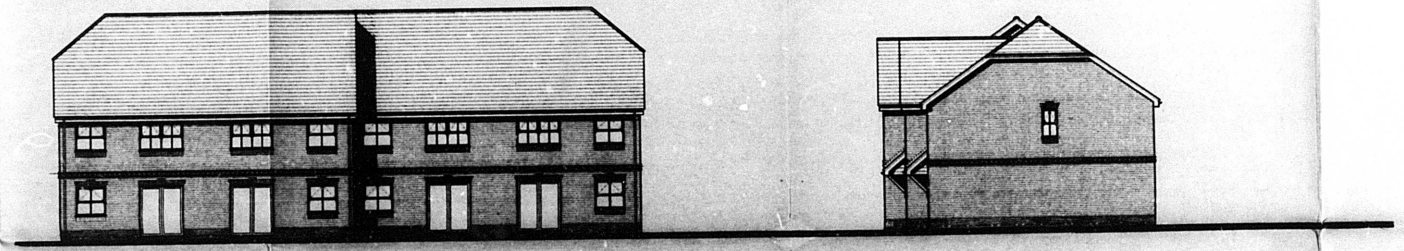
Scale 1:200
Date Dec 96

All dimensions and levels on site are to be checked prior to commencement of work.
4 Note: Drawing is the copyright of the Edwards Irish Partnership



FRONT ELEVATION

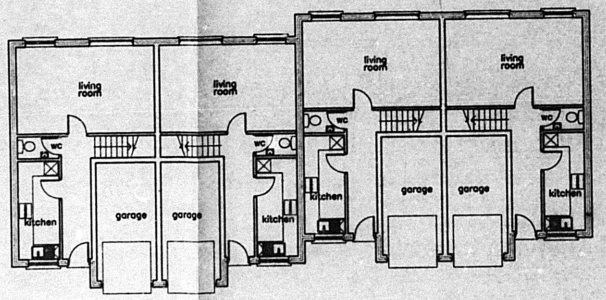
SIDE ELEVATION



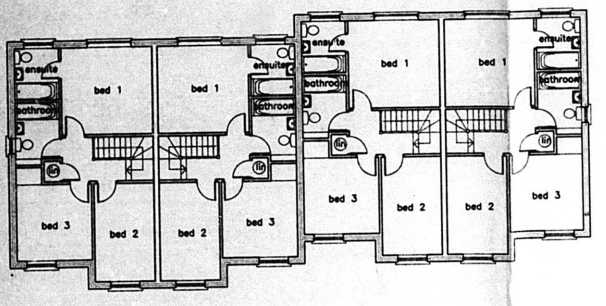
REAR ELEVATION

SIDE ELEVATION

96 0897



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

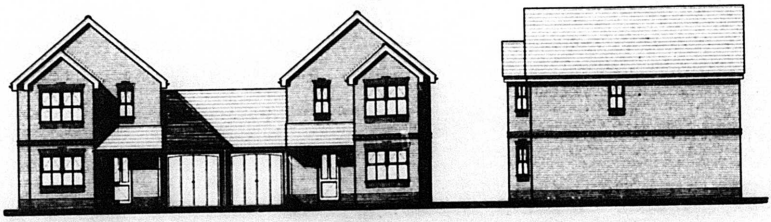
Drawing
House Types D
Plots 24–27

Scale 1.100 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel:(0734)894403 Fax (0734)894383

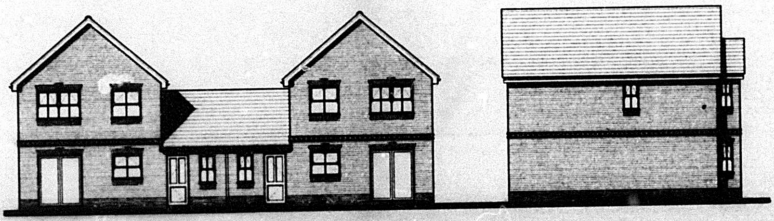
Job 1115 Dwg. 08

Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of the Edwards Irish Partnership.



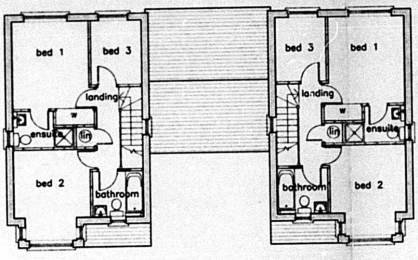
FRONT ELEVATION

SIDE ELEVATION

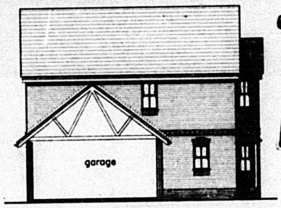


REAR ELEVATION

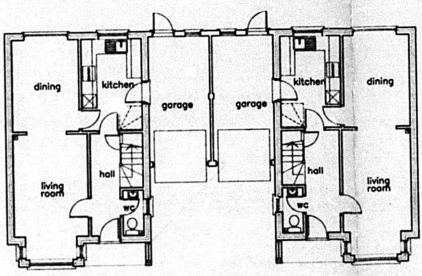
SIDE ELEVATION



FIRST FLOOR PLAN



06 0897



GROUND FLOOR PLAN

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

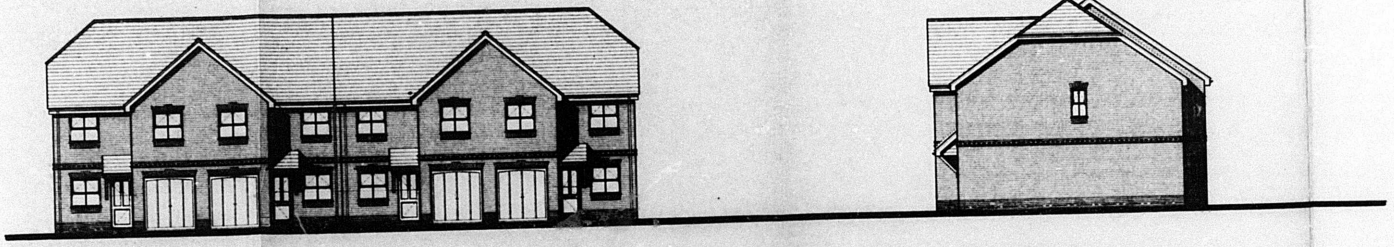
Drawing
House Types C
Plots 28–31

Scale 1.100 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel:(0734)894403 Fax:(0734)894383

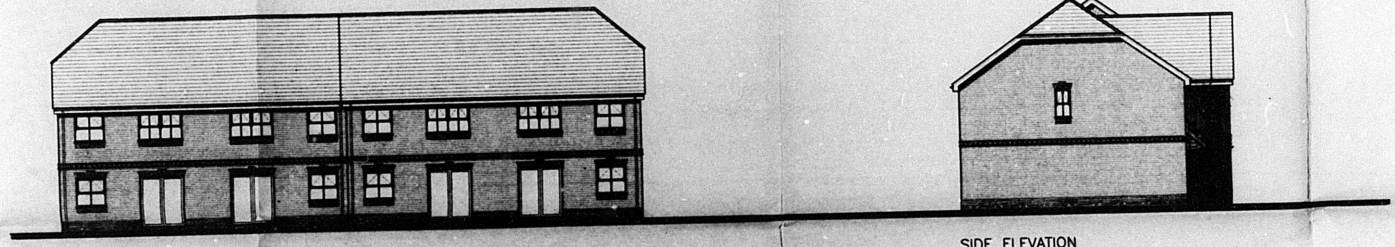
Job 1115 Dwg. 09

All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of the Edwards Irish Partnership



FRONT ELEVATION

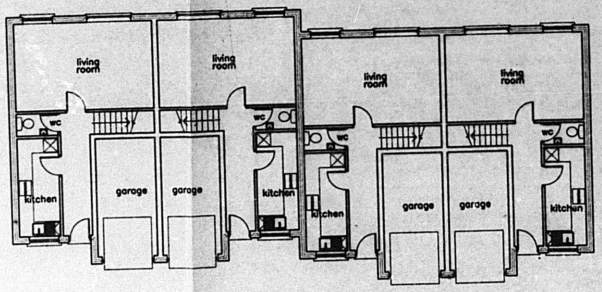
SIDE ELEVATION



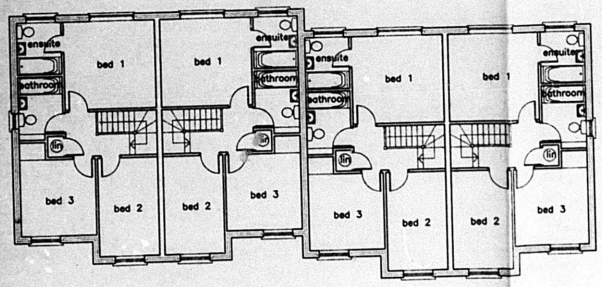
REAR ELEVATION

SIDE ELEVATION

96 0997



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Project
Residential Development
at Randolph Road,
Reading,
Berks.

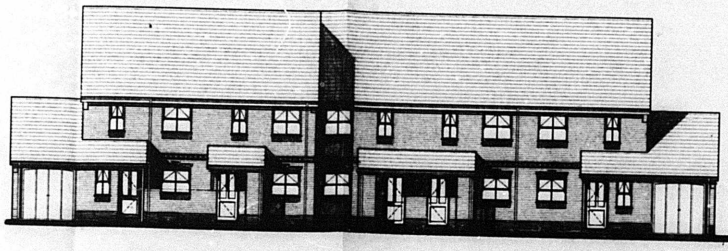
Client
Persimmon Homes Ltd

Drawing
House Types D
Plots 20–23

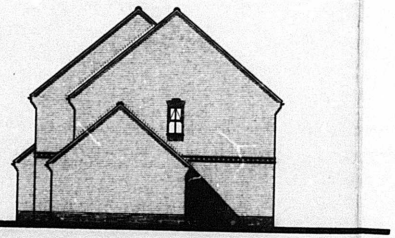
Scale 1.100 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices: 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel:(0734)894403 Fax:(0734)894383

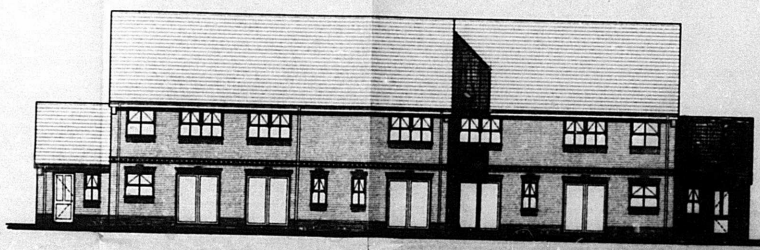
to commencement of work.
This drawing is the copyright of the Edwards Irish Partnership.



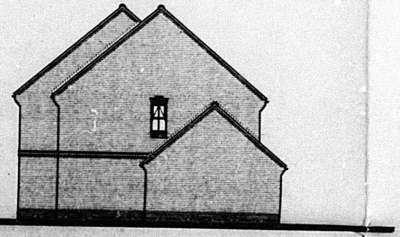
FRONT ELEVATION



SIDE ELEVATION

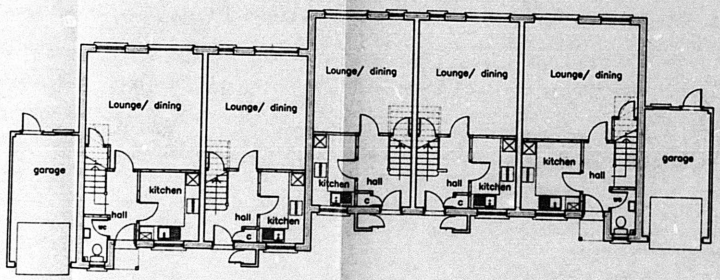


REAR ELEVATION

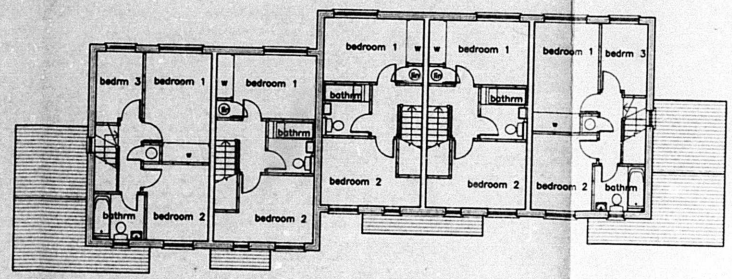


SIDE ELEVATION

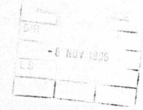
96 0897



GROUND FLOOR



FIRST FLOOR



Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

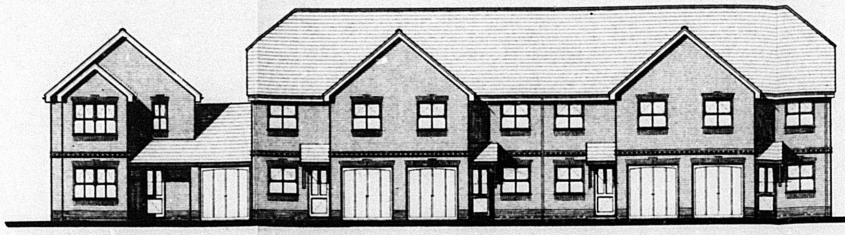
Drawing
House Types A & B
Plots 9–15

Scale 1.100 Date Oct 96

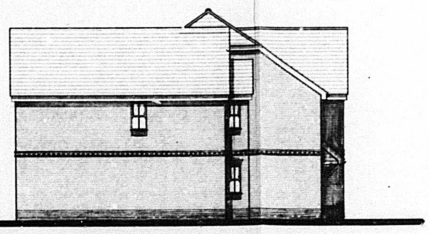
The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks RG11 1DE
Tel (0734) 894403 Fax (0734) 894383

Job 1115 Dwg. 04

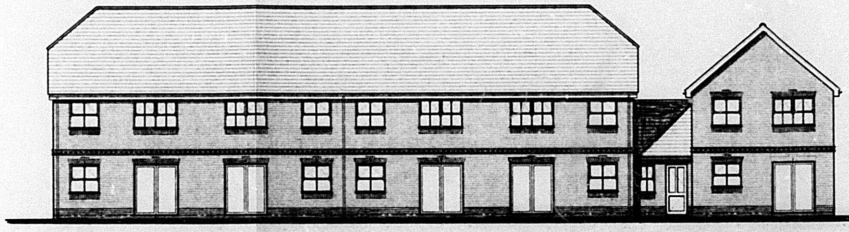
All dimensions and levels on site are to be checked prior to commencement of work
Note: drawing is the copyright of the Edwards Irish Partnership



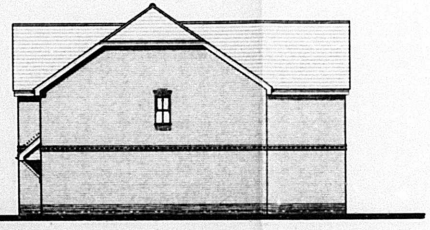
FRONT ELEVATION



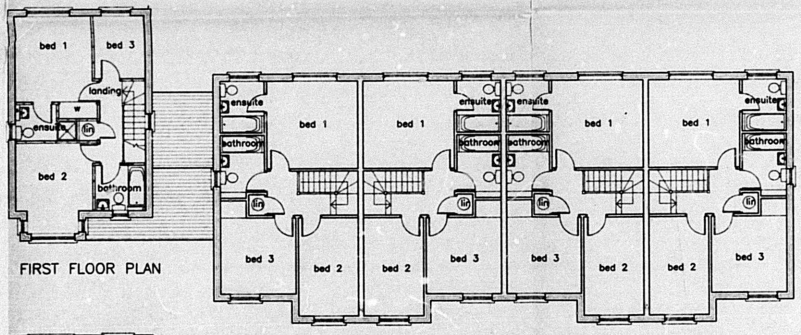
SIDE ELEVATION



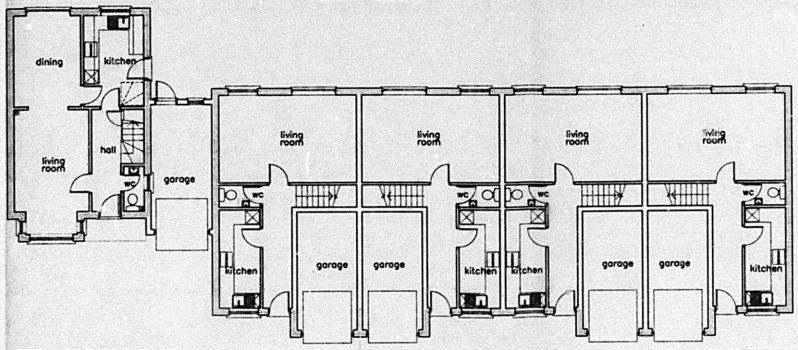
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

96 0897

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

Drawing
House Types C & D
Plots 4–8

Scale 1.100 Date Oct 96

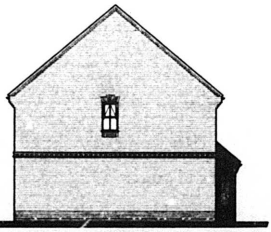
The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel (0734)894403 Fax (0734)893363

Job 1115 Dwg. 03

Notes
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of the Edwards Irish Partnership.



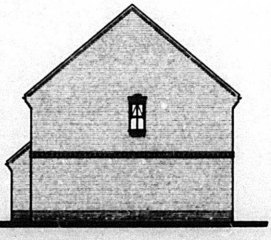
FRONT ELEVATION



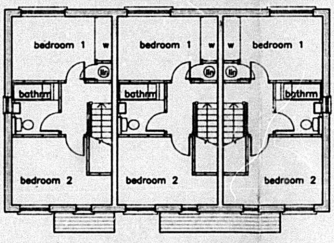
SIDE ELEVATION



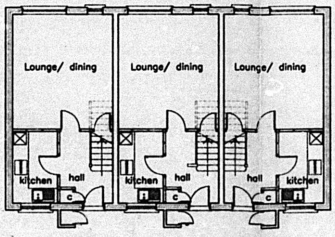
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR



GROUND FLOOR

DIR

96 0897

Project
Residential Development
at Randolph Road,
Reading,
Berks.

Client
Persimmon Homes Ltd

Drawing
House Types A
Plots 1–3

Scale 1.100 Date Oct 96

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel:(0734)894403 Fax:(0734)894363

Job 1115 Dwg. 02

APPENDIX 1

READING BOROUGH COUNCIL

WARD: Abbey

ITEM NO.

PLANNING COMMITTEE - 23 APRIL 1997

REPORT BY THE HEAD OF PLANNING AND TRANSPORT STRATEGY

96/0897/FD/PB - ADDISON WORKS, RANDOLPH ROAD
Demolition of existing commercial building, proposed residential development of 31 units comprising 2 and 3 bed two storey dwellings, associated parking and access.

Introduction

1. The site lies within the Richfield Avenue Industrial Area is measures 0.8 hectares. It is currently vacant but was formerly used as a printing works and building yard. The rear gardens of houses along Addison Road back onto the site and the site entrance is at the corner of Randolph Road and Addison Road.

Planning History

2. There have been various applications on the site including:

2969	extension to works	consent	30/4/54
5604	wood assembly shop	consent	14/2/58
11275	bungalow	consent	28/2/64
22589	extension to printing works	consent	25/1/74
81/TP/141	erection of 7 light industrial units	withdrawn	
81/TP/656	temporary offices	refused	5/10/81
88/TP/1271	extension to printing works	consent	17/2/89

Proposal

3. The proposal is to demolish the existing buildings and construct 31 houses. The amount of industrial floorspace to be lost is 1691m^2. The scheme includes 8 two bedroomed terraced houses; 3 three bedroomed end terraces; 6 three bedroomed linked detached and 14 three bedroomed terraces/semi detached houses. Three of the houses are proposed to front onto Addison Road.

Amended plans show the mini roundabout originally proposed replaced by a priority junction at the corner of Randolph Road and Addison Road. These amended plans also include additional height on some of the boundary treatments. The scheme includes a children's play area in the southern part of the site.

Consultations

4. Letters were sent to: 2a, 2-40 (e), 1-13 (o) Randolph Road, 67-99 (o) Addison Road, 72 & 49 Newport Road; 217 & The Moderation PH Caversham Road; 50-52, 54 & 56-60 Milford Road; 23 & 28-30 Richfield Avenue; 1 & 2 Ross Road. An advertisement was placed in the local newspaper. Further letters were sent following receipt of amended plans.

Ten letters have been received. Objections include: the difference in levels between the site and existing houses could cause security problems and loss of privacy as fence heights would be lower on one side; overlooking into existing houses; increased traffic generation and impact on surrounding roads; inadequate parking provision; on street parking may result; location of parking adjacent to existing back gardens would be an increased security risk; density of housing; proximity of housing to warehousing; inadequate daylight; loss of trees; tree planting close to boundaries; disturbance during construction; suggestions regarding design and materials; drainage problems owing to changes in ground levels. Other non planning issues were also raised.

Councillor Page also expressed concern regarding security and boundary treatments.

Two letters were received from an agent acting on behalf of the freeholders of a warehouse property on Richfield Avenue. They object to the principle of housing on the site as it involves the loss of a commercial use within the industrial area. In addition they are concerned that the new residents may be disturbed by vehicle movements in connection with their warehouse use. They believe that residential units adjacent to their site could prejudice future development of their client's property.

Letters received since the amended plans refer to: the extent and height of the retaining wall; the removal of the roundabout; the type of planting is suggested should be prickly to deter burglars.

The Police Architect Liaison Officer stated he is impressed with the way the proposed layout complements the security of the site.

The Environment Agency, Thames Water and Newbury District Council Drainage Engineers have no objections in principle but have made technical comments and suggest conditions on land contamination and drainage.

The Council's Pollution Control Officer assessed an initial site investigation survey submitted by the applicants and concluded that, as some contaminants were found on the site, additional testing points should be taken around the site to show the condition of the proposed gardens which may be used for growing vegetables and children playing. Assuming that these additional test results are similar to those already done, then the required remediation will be the removal of the top metre of soil and replacement with clean topsoil.

The Environmental Health Officer made a noise assessment between 10:30pm and 12:30am on the site and measurements were taken at two locations at the north and south of the site. As a result he stated that the major noise problem appeared to be localised specific noise sources coming from the industrial units such as compressor noise, ventilation fans and a refrigeration plant. Each of these sources could cause disturbance to neighbours but they could be subject to noise remediation measures. A general noise attenuation scheme would also be necessary which could be secured by condition.

Other noise remediation measures which should be considered are the provision of a 2.4 or 3m high close boarded fence with 500mm brick base to the north boundary and acoustic ventilators to the windows of the exposed elevations. Consideration should be given to the boundary treatment in front of the houses in Randolph Road.

With regard to the level of noise from the open part of the industrial area to the north, the proposed houses will not be subject to significantly greater noise levels than the houses north of Randolph Road already experience. The development area is generally well protected from noise along the western boundary of the site by a number of substantially built tall buildings, which appear to act as an effective barrier to general noise.

In response to the Council's Environmental Heath Officer's concerns, the applicants submitted a noise assessment of the site. This concluded that if the compressor on the adjacent unit operated at night, then it may be necessary to provide alternative means of ventilation to some of the proposed properties. The applicant has offered to provide an acoustic barrier to the compressor which is acceptable to the Environmental Health Officer.

Leisure Services - if the play area is to be adopted by the Council, a ten year commuted maintenance payment would be required.

Transport Implications

5. The Council's Development Control Engineer can envisage certain difficulties with the amended access layout although he is satisfied that the problem can be resolved. The required amendments could be secured by condition. A legal agreement will be required before the developer may carry out works within the existing highway boundaries.

Access for the Disabled

6. Full details of facilities for disabled persons have not been provided. This could be secured by condition.

Sustainability Implications

7. The proposal is likely to generate extra car movements although it may reduce the number of commercial vehicles along Randolph and Addison Roads. The scheme re-uses a vacant previously developed site and housing will help meet the local need. The site was previously used by contaminating uses therefore mitigation measures would be required. Potential noise disturbance from the adjacent industrial area would need to be addressed through design and off site mitigation measures.

Appraisal

8. As the site lies within the Richfield Avenue Industrial Area, the proposal needs to be assessed against Policy EMP8 (Major Industrial Areas) of the Deposit Reading Borough Plan (CWD as modified). These industrial areas provide accommodation for local firms involved in manufacturing, storage and service activities and where appropriate these uses should be maintained. There is no objection in principle to the loss of employment land. However, this site is on the very edge of the industrial area and both abuts and is accessed from a long established residential area.

Policies HSG5 and HSG9 set out the criteria for residential design standards and the location of new residential development. The surrounding residential area is characterised by predominantly terraced housing and I am satisfied that the proposed scheme's character, density and design is of an acceptable standard and appropriate to the surrounding area.

Planning Policy Guidance 24 (Planning and Noise) states that local planning authorities should consider whether it is practicable to control or reduce noise level, or to mitigate the impact of noise, through the use of conditions or planning obligations. I consider that noise nuisance on the site could be minimised if noise remediation measures and a general noise attenuation scheme are secured.

Remediation measures would be necessary against a noise source from an adjacent industrial unit (the compressor at 2 Ross Road). The applicants have stated that they have had discussions with the operators of the compressor unit and would be prepared to enter into a legal agreement to provide an acoustic barrier to the compressor and to implement any other remediation measures that may be required on the site itself.

The applicant has submitted a preliminary report on ground conditions. The report concluded that some contaminants were present on the site. Further detailed investigation is proposed together with remediation measures. The Councils Pollution Control Officer is satisfied this can be secured by a condition.

The applicants were asked to address the issue of how the existing industrial buildings surrounding the site would impact on the daylight and sunlight provision for the proposed houses. A report on daylight and sunlight provision was submitted as a result. This concluded that the proposed layout would enable an acceptable quality of daylight to be achieved and that the appropriate British Standards can be met.

Some of the existing residents expressed concern regarding potential overlooking from the proposed houses. Appendix 4 of the Borough Plan (Space Around Dwellings) states that a back to back distance of 22 metres has long been established as a useful measure in terms of affording an acceptable degree of privacy. The proposed layout complies with this guideline therefore I do not consider that the proposal will result in a significant loss of privacy.

The amended plans have gone some way towards addressing the concerns expressed regarding security and privacy owing to the change in ground levels although further details about the extent of the boundary treatment would need to be secured by a condition.

The car parking provision complies with the Council's standards. The majority of plots have a usable private garden area in accordance with the Council's standard and the few that do not comply are only just below this standard. I therefore consider that proposal provides adequate usable private garden areas. Provision has also been made for a child play space.

Although the site is outside the threshold of central government guidance on affordable housing (Circular 13/96), Policy HSG2 seeks to secure affordable housing to meet local housing need. The applicants have stated that they would be prepared to provide either three units for affordable housing or make an off site contribution towards another scheme within the Borough.

Although the proposal will result in the loss of some trees on site, these are not considered to be important trees. The submitted plans indicate replacement planting and further details can be secured with a landscaping condition. Plans have also been submitted to suggest landscape treatment along the boundaries with the industrial units to soften and screen the walls of the commercial units. Again, a condition would require further details to be submitted.

In conclusion I consider that, subject to conditions and a legal agreement being entered into, the proposal complies with Policies HSG5 and HSG9 and is a suitable site for residential development.

Recommendation

9. Delegate to refuse unless a legal agreement is entered into within 12 months to secure affordable housing provision/contribution, transfer and commuted maintenance payment of play area, noise remediation measures and highways works. If such an agreement is entered into GRANT subject to conditions:

Conditions to include:

- disabled access
- highways access details
- landscaping
- boundary treatments
- noise attenuation scheme
- land contamination survey and remediation scheme
- material samples to be submitted
- hours of construction
- mud on road

P Brown

Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
APPLICATION FOR FULL PLANNING PERMISSION

To: The Edwards Irish Partnership
19 Milton Road
WOKINGHAM
RG40 1DE

Application No:
96/0897/FD

Applicant: Persimmon Homes (TV) Ltd

READING BOROUGH COUNCIL as local planning authority **GRANT** permission for the following development:

Demolition of existing commercial building, proposed residential development of 31 units comprising of 2 and 3 bed two storey dwellings, associated parking and access.

at **ADDISON WORKS, RANDOLPH ROAD**

subject to such conditions and for such reasons as may be attached:

Date: 7th October 1997

L B Punter
Head of Planning and Transport Strategy
LBP

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Reading BOROUGH COUNCIL

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897 **Conditions and Reasons:**

1 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) to the Town & Country Planning Act 1990.

2 The development to which this permission relates shall be carried out in accordance with the approved plans and details before the building(s) are occupied, except as may be subsequently agreed in writing by the local planning authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3 Development shall not begin until details of the means of vehicular access to the site have been submitted to and approved in writing by the local planning authority and the vehicular access has been constructed in accordance with those approved details. Details to include sight lines, gradients and method of construction (including materials). Reason: as no such details have been submitted and in the interests of road safety.

4 All roads within the site are to be constructed to adoptable standards. Reason: to ensure consistency of construction and protect the long term interests of residents against the imposition of unreasonable maintainance charges.

5 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

6 Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.

7 The areas identified on the approved drawings for the parking of vehicles shall be constructed, surfaced and marked out and kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

Reading BOROUGH COUNCIL

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897

Conditions and Reasons:

8 No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

9 This permission relates only to the application as changed by drawings 1115/10A which were received by the Local Planning Authority on 3 March 1997 and 1115/02A and 1115/01F received by the Local Planning Authority on 24 June 1997. Reason: As some plans were changed and to clarify which plans are approved.

10 Before the development is commenced details showing how the ground floor layout(s), including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

11 The garage(s), hereby permitted, shall be used solely for the garaging of private vehicles owned by and/or used by residents of the domestic property to which the garage(s) relate. Any repair of vehicles shall be restricted to the said private vehicles and shall take place only within the garage(s) and not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s). Reason: to enable the local planning authority to control the use of such garages in the interests of amenity and road safety.

12 Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

13 Before any development is commenced details of the method of disposal of foul sewage and surface water shall be submitted to and approved in writing by the local planning authority. The sewerage and surface water drainage works shall be completed in accordance with the approved scheme before the development, hereby permitted, is occupied. Reason: to ensure that adequate measures are taken to deal with all drainage on the site in the interests of pollution prevention.

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897 **Conditions and Reasons:**

14 Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed with the Local Planning Authority prior to commencement of the work. Details of appropriate measure to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved. Reason: to prevent pollution of the water environment.

15 The construction of the drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. Reason: to prevent pollution of the water environment.

16 No soakaways shall be constructed such that they penetrate the water table, and shall not in any event exceed 2 metres in depth below the existing ground level. Reason: to prevent pollution of groundwater.

17 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

18 The plans and particulars submitted in accordance with the above condition (requiring details of landscaping) shall include:

a. a plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75 mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897

Conditions and Reasons:

b. details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c and d below apply;
c. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
d. details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;
e. details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and included in any landscaping proposal and that trees to be retained are protected.

19 Such tree protection as required by the above condition shall be erected around all retained trees at a distance no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of $^2/_3$ the height of the trees before any equipment, machinery, or materials are brought on to the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

20 Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897

Conditions and Reasons:

21 If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

22 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

23 In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays and Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbance from works connected with implementing this permission.

24 Before any development is started full details of the children's play space shown on the approved plan shall be submitted to and approved in writing by the local planning authority. These details shall include any appropriate street furniture and play equipment to be used. None of the buildings shall be occupied until the play space has been laid out and equipped in accordance with the approved scheme. The play space shall be kept available for children's play and no development, whether or not permitted by the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), shall be carried out on that area. Reason: in the interest of ensuring that adequate provision is made for children's play.

25 No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.

Reading BOROUGH COUNCIL

ADDISON WORKS, RANDOLPH ROAD

Application No: 96/0897

Conditions and Reasons:

26 Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority.
Reason: to secure an acceptable scheme for noise attenuation to protect future occupants from unreasonable noise disturbance.

INFORMATIVE - S106 AGREEMENT
A Section 106 Agreement relates to this site.

INFORMATIVE - ENVIRONMENT AGENCY
The Local planning authority will have regard to the requirements of the Environment Agency, as set out in the letter of 31 December 1996, (ref SU77SW/21/26/SA/4421/K2174) in ensuring that the land drainage and associated matters are properly dealt with.

Date: 7th October 1997

L B Painter

Head of Planning and
Transport Strategy