

DELEGATED APPLICATION REPORT - Application No. 180162/FUL

Address: Kings Lodge 194 Kings Road Reading

Proposal: Roof extension (replacement of plant room) to create 1 x 2-bedroom flat

Case officer: Matt Burns

Site Description and Surrounding Area: The application site comprises a four-building located within Eldon Square Conservation Area on the south side of the Kings Road one-way system between St. John's Hill and Eldon Road. There is an enclosed forecourt accessed from King's Road which provides parking for the building. A false acacia tree which is the subject of protected by a Tree Preservation Order (TPO) is also located within the building forecourt. There is additional parking to the rear of the building accessed via an archway through the building. To building is adjoined to a Grade II listed building to the east (no. 196-200 Kings Road).

The building is currently in use as 18 flats having undergone conversion from offices under permitted development prior approval consent ref. 161755.

Proposal: The application seeks planning permission to demolish an existing roof top plant room and replace this with a roof extension to create a single additional two-bedroom flat.

The proposed development is the same as that previously proposed under planning application ref. 162360FUL (Roof extension (replacement of plant room) to create a 2-bed penthouse flat) which was refused by the Local Planning Authority (LPA) and dismissed upon appeal (ref. APP/E0345/W/17/3178215). The LPA refused the application for two reasons:

1. The proposed roof addition, owing to its bulk and massing, would be detrimental to the character and appearance of the host building and street-scene, the setting of the neighbouring listed building and the character and appearance of the wider Eldon Square Conservation Area, contrary to Policies CS7 and CS33 of the Reading Borough Council Local Development Framework Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.
2. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy DM6 of the Reading Borough LDF Sites and Detailed Policies Document 2012, (Altered 2015) and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

However, in dismissing the appeal the Inspector only upheld the reason for refusal relating to lack of a section 106 legal agreement to secure an affordable housing contribution. The Inspector did not accept the LPA's reason for refusal in relation to harm to the character and appearance of the host building and street—scene and the setting of the neighbouring listed building and surrounding conservation area.

The current application, now proposes to provide the necessary affordable housing contribution by way of section 106 legal agreement.

Plans Considered

Drawing ref. RM 001 - The Loft, 4th Floor (Proposed)

Drawing ref. RM 021R - Front Elevations

Drawing ref. RM 022 - Rear Elevations

Drawing ref. RM 023R - Proposed East Side Elevation

Received by the Local Planning Authority on 13th February 2018

Drawing ref. 2658 103 B - Block Plan

Drawing ref. RM 038 - Proposed West Side Elevation

Site Location Plan

Received by the Local Planning Authority on 26th January 2018

Relevant Planning History

82/TP/68 - 4 storey office building and parking - Granted - 9/6/1982

06/00615/FUL - Re-alignment of existing parking provision - Refused - 27/7/2006

160158/OPA - Change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 14 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Prior Notification Approved - 15/3/2016

161754/OPA - Change of use from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 18 flats with 17 car parking spaces. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (Amended 2016) - Prior Notification Approved - 23/11/2016

162360/FUL - Roof extension (replacement of plant room) to create a 2 bed penthouse flat - Refused - Appeal Dismissed (ref. APP/E0345/W/17/3178215).

172078/FUL - Alterations to two windows on the ground floor front elevation to form entrance doors - Granted.

Consultation Responses:

Natural Environment (Trees) - No objection, subject to a condition to stipulate that all construction materials are not located to the rear of the site only (and not to the front of the site where a TPO False Acacia tree is located).

Transport - No objection, subject to conditions to secure submission and approval of a construction method statement and details of cycle parking for the development.

Ecology - No objection.

Environmental Protection - No objection, subject to conditions to secure submission and approval of a noise mitigation scheme, air quality mitigation scheme and a construction method statement.

Neighbour Notification

Properties at no.s 1-11 190 Kings Road, 1-17 Eldon Lodge 196-200 Kings Road, 1-5 Conquest Court 7-11 St Johns Hill and 1-3 St Johns Hill were notified of the application. A site notice was displayed at the site and a press notice published.

One letter of objection has been received from a resident of St Johns Hill who raises concerns about the height of the proposed roof extension within the Conservation Area and overlooking from the proposed new windows.

One letter of support has been received from a resident of Kings House 190 Kings Road who considers the proposals would assist in repurposing and revitalising an old and underused building in a pragmatic way which would be good for the regeneration of this part of Reading.

Equality Act 2010

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

Relevant Planning Policy and Guidance

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

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) (2023) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

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

The application has been assessed against the following policies:

National Planning Policy Framework (NPPF) 2023

- 2 - Achieving sustainable development
- 5 - Delivering a sufficient supply of homes
- 7 - Ensuring the vitality of town centres

- 8 - Promoting healthy and safe communities
- 9 - Promoting sustainable transport
- 11 - Making effective use of land
- 12 - Achieving well-designed and beautiful places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment
- 16 - Conserving and enhancing the historic environment

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
- EN1: Protection and enhancement of the historic environment
- EN12: Biodiversity and the green network
- EN14: Trees, hedges and woodland
- EN15: Air quality
- EN16: Pollution and water resources
- EN17: Noise generating equipment
- H1: Provision of housing
- H3: Affordable Housing
- TR1: Achieving the transport strategy
- TR3: Access, traffic and highway-related matters
- TR5: Car and cycle parking and electric vehicle charging

Supplementary Planning Documents

- Affordable Housing SPD (2021)
- Employment Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Planning Obligations under Section 106 SPD (2015)

Other guidance

- Eldon Square Conservation Area Appraisal 2004
- Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
- Principles of Conservation (Historic England, 2008)
- Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

Appraisal

Land Use Principles

The National Planning Policy Framework (2023) encourages the effective use of land by reusing land that has been previously developed (brownfield land) such as the application site and requires that all applications should be considered in the context of the presumption in favour of sustainable development. The accessibility of the site, located within the Reading Central Area as defined by the Reading Local Plan (2019), is considered acceptable for the proposed development in accordance with Policy CC6 (Accessibility and Intensity of Development) whilst the provision of new housing would align with the broad objectives of Policy H1 (Provision of Housing) in assisting in meeting the annual housing targets.

Design and Impact on Character of the Surrounding Area and Historic Character of the Conservation Area

Policy CC7 seeks that new development should be of high quality and maintain and enhance the character and appearance of the surrounding area. Policy EN1 seeks that developments should preserve or enhance heritage assets, including their settings.

The host building (no. 194) consists of a modern, brown brick and is three storeys with a fourth storey set within a mansard style roof with dormer projections, whilst there is a large plant room to the roof of the mansard. The building is part of a terrace of different buildings fronting Kings Road between St Johns Hill and Eldon Road.

The adjoining building to the east (no.196-200), which is grade II listed, is predominantly three storey in height. The listed building dates from 1840 and is built from Bath Stone with slate roofs reflective of the stone-built villas (no.s 163-189) on the opposite side of Kings Road which are a mix of grade II and grade II* listed. The adjoining building to the west (no.190) is three storey (and also has a basement level) with a fourth storey set within a mansard style roof, also with dormer projections similar to no. 194. Whilst not listed, this building is also of stone finish and is considered in keeping with the character of the positive elements of the surrounding conservation such as the building at no. 196-200 Kings Road and the Stone Villas (no.s 163-189) opposite the site.

The proposal is located on the northern edge of the Eldon Square Conservation Area (ESCA) and within defined Character Area 1 as set out in the Eldon Square Conservation Area Appraisal Document. In terms of positive features of the Conservation Area, relevant to the site and surrounding buildings, the document specifically refers to grandeur of the grade II and II* buildings opposite the site (no.s 163-189), high quality townscapes and the prevalent use of stone, whilst the main relevant negative features are referred to as continuous traffic noise and disturbance and some of the modern developments on the south side of Kings Road.

In considering the appeal for application ref. 162360 the Inspector stated that whilst the existing building is not unattractive, it is of limited architectural merit and therefore makes a neutral contribution to both the character and appearance of the ESCA and the setting of No 196-200 Kings Road.

The proposed roof top extension to provide a single flat would replace the existing plant room and is the same as that proposed as part of the scheme considered under the previous appeal. The extension would be set back from the front and rear edges of the building behind two proposed terrace areas which would serve the proposed flat. The design of the extension would be of flat roof and clad in grey hanging tiles similar to the existing plant room and the proposed fenestration pattern would reflect that of the existing lower floors of the building.

When considered the previous appeal the Inspector stated that, given the eclectic mix of scale and style of buildings in the immediate surrounding area, the application site is not located within a particularly sensitive area where small scale alterations and additions to buildings, such as that proposed should ordinarily be precluded and that, whilst the proposed extension would add some additional mass, it would not add much and the resultant building would still be significantly lower than the height of other more prominent buildings in the immediate area.

The Inspector also noted that the proposed roof extension would give the building a more coherent roof line compared to the existing plant room and that given the height of the extension would not exceed that of the plant room the skyline and relationship of the application building to its neighbours would not change to any great degree. The proposed extension would also be set back from the edges of the building to the front and rear resulting in a recessive rather than dominant addition which would have little presence from street level.

Overall, the Planning Inspector concluded that the roof extension would be appropriate in scale and proportion and would not form an overly dominant addition to the building, it would preserve the character and appearance of the ESCA, not affect the setting or appreciation of the grade II listed buildings at no. 196-200 and would comply with the relevant national and local planning policies.

Whilst the previous appeal was assessed under the old development plan and the Reading Borough Local Plan (2019) has since been adopted, the Inspectors finding on this matter are considered to carry weight. The overall thrust of the relevant legislation, national and local planning policy remains similar to that upon which the appeal was considered. The proposed extension is the same as that considered under the previous appeal and as such Officers see no significant or material reasons of such weight to diverge from the Planning Inspectors conclusion on this matter.

The proposals are considered to integrate satisfactorily with existing building and surrounding area and preserve the character and appearance of the ECSA and setting of the grade II listed buildings at 196-200 Kings Road and comply with Policies CC7 and EN1. A condition is recommended to secure submission and approval of material samples prior to commencement of development.

Amenity

Policy CC8 (Safeguarding Amenity) states that development should not adversely harm the living environments of existing or new residential properties, including privacy, outlook and daylighting. Policy EN16 (Pollution and Water Resources) seeks to ensure development is not damaging to the environment and sensitive receptors by way of pollution. Policy EN15 (Air Quality) specifically seeks to protect existing occupiers from poor quality and EN17 (Noise

Generating Equipment) from noise associated with plant equipment. Policy CR6 (Living in Central Reading) requires new residential type development within the defined Reading Central Area to demonstrate how issue of noise and other disturbance from town centre uses have been considered and where necessary mitigated.

The adjoining properties either side of the building are in residential use as flats, whilst there are also residential properties to the rear of the site on the east side of St Johns Hill. It is not considered that the proposed roof extension would result in any harmful loss of light or overbearing impact to surrounding residential occupiers. Similarly given the existing residential uses to buildings in this terrace it is not considered that the proposal would result in additional undue overlooking or loss of privacy.

The proposed 2 bed flat is considered to provide sufficient outlook and daylighting to future occupants whilst room sizes are considered acceptable in accordance with Policy H5a (Standards for New Housing).

The proposed flat would be accessed via a lift and is therefore considered to be accessible in accordance with Policy H5e. Retention of lift to be secured by way of condition.

The application site is located on a busy road. Environmental Protection officers have recommended that if permission were to be granted conditions could be attached to require appropriate noise and air quality assessments and mitigation schemes to be submitted and approved by the LPA prior to the commencement of development.

Policy H10 (Private and Communal Outdoor Space) sets standards for access to suitable private or communal outdoor space for new residential dwellings. The policy acknowledges that flats within central Reading may be provided with communal outdoor space or balconies. The proposed flat would be served by significant private front and rear terrace area which exceeds the minimum standards for such spaces set out under Policy H10 and is considered to be acceptable outdoor amenity space provision of the proposed flat.

Transport

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

In accordance with the adopted Parking Standards and Design SPD, the site is located within the Zone 2, the primary core area which is on the periphery of the town centre, consisting primarily of retail and commercial office developments. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces.

The development site is located close proximity to roads that are part of the Councils proposal may generate additional pressure for parking in the area and no on-site parking is proposed as part of the development. RBC Transport Officers consider this to be acceptable given the surrounding roads all have parking restrictions preventing on-street parking, therefore, any overflow in parking would not affect flow of traffic on the classified road network. A condition is recommended to require future occupants of the development to be notified that they would

not be eligible for a residents parking permit for the surrounding residential streets where parking is already under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

An additional cycle stand is required to provide the necessary cycle parking for future occupants. It is considered that this could be accommodated as part of the cycle storage already provided for the occupiers of the existing building. Full details of the proposed cycle parking arrangements are recommended to be secured by way of condition.

There are no transport objections to the proposal subject to the conditions outlined above and the proposals are considered to comply with Policies TR1, TR3 and TR5.

Natural Environment

Policy EN14 (Trees, Hedges and Woodlands) seeks to protect the Boroughs vegetation covers, whilst Policy EN12 (Biodiversity and the Green Network) seeks that all development should provide a net gain for biodiversity where possible.

There is a False Acacia tree to the front of the site under a TPO. The natural environment tree officer has recommended a condition that all storage of construction materials and associated activities should take place in the car park to the rear of the site only in order to prevent any harm to this tree.

As a roof top extension there are no ecological concerns associated with the proposal and no loss of biodiversity would result.

The proposals are considered to comply with Policies EN14 and EN12.

Sustainability

Policy H5 (Standards for New Housing) requires that new building housing achieves a minimum of 19% improvement in the dwelling emission rate over the target rate set out within 2013 Building Regulations. A condition is recommended to stipulate that the development must meet this standard.

Affordable Housing

Policy H3 (Affordable Housing) requires that for new developments of 1-4 dwellings a financial contribution that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere within the borough is provided. In accordance with the adopted Affordable Housing SPD (2021) this equates to 5% of the GDV of the proposed development. The Applicant has provided independent valuations of the proposed development which are accepted as reasonable and, on this basis, the affordable housing contribution is calculated as being £21,250, which is to be secured by way of a section 106 legal agreement.

Community Infrastructure Levy (CIL)

The proposals would be liable for CIL based upon the proposed new floor space of 117m². Based upon this the levy due would be £20,976.

RECOMMENDATION: GRANT Planning Permission subject to recommended s106 obligations and conditions.

S106 Obligation:

- Affordable Housing Contribution of £21, 250 payable prior to commencement of development (index linked from date of planning permission).

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

- Drawing ref. RM 001 - The Loft, 4th Floor (Proposed)
 - Drawing ref. RM 021R - Front Elevations
 - Drawing ref. RM 022 - Rear Elevations
 - Drawing ref. RM 023R - Proposed East Side Elevation
- Received by the Local Planning Authority on 13th February 2018

- Drawing ref. 2658 103 B - Block Plan
- Drawing ref. RM 038 - Proposed West Side Elevation
- Site Location Plan

Received by the Local Planning Authority on 26th January 2018

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. To clarify which drawings are approved.

3. No development shall commence on site, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual appearance of the buildings and setting of surrounding heritage assets, in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

4. No development shall commence on site, until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS

8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

5. No development shall commence on site, until a detailed scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

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

8. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

9. 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.

10. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flat hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential flat for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential flat.

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

11. No development shall commence on site until a plan showing how one secure and covered cycle parking space can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

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

12. No storage of materials, waste, skips or other equipment related to the development hereby permitted, temporary or otherwise, shall take place to the front (north) of the property, i.e. within the parking spaces or soft landscaped area at the base of the tree protected as T1 of TPO 145/05.

REASON: to ensure that appropriate protection is given to trees of amenity value within the site in accordance with Policy EN14.

13. 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 dwelling hereby permitted would achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

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

14. The flat hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings has 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 H5 of the Reading Borough Local Plan 2019.

15. The flat hereby permitted shall not be occupied until the lift, as shown on Drawing ref. RM 001 - The Loft, 4th Floor (Proposed) received by the Local Planning Authority on 13th February 2018, has been provided. The lift shall be retained in full working order thereafter.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy H5 of the Reading Borough Local Plan 2019.

Informatives

1. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.

3. 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.

4. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for a financial contribution towards Affordable Housing.

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-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

7. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

8. 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.

9. 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.

10. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.