

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/25/0637 Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Address: 134 OXFORD ROAD, READING, RG1 7NL

Proposal: Change of use of existing offices from Class E (offices) to C3 (dwelling houses). Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Applicant: Mr Chris Broderick

Received date: 29/04/2025

Target Decision date: 24/06/2025

Extension of time date: 27/06/2025

Case Officer: Matt Burns

1. SITE DESCRIPTION

The application site is located on the North side of Oxford Road, halfway between Bedford Rd and George Street. The site contains a 3 storey vacant former office building (plus semi recessed basement) with vehicle access and small parking area to the front of the building on Oxford Road and garden/yard area to the rear of the building. The building is estimated to have been built between 1840 and 1879 and is characterful in appearance with large front ground floor bay window and brick detailing to the corners of the building and around windows and doors (albeit now painted white). The building would originally have had timber sash windows, but these have at some point been replaced with sash style PVC windows. The building is set back from Oxford Road behind a low brick wall. The building is one of a pair of buildings (with no. 132 Oxford Road, in use as a recording studio) of similar appearance. The buildings are not statutory or locally listed but are located within the Castle Hill/Russell Street/Oxford Road Conservation Area.

Opposite the site to the south the other side of Oxford Road are a series of 18th and 19th Century terraced buildings, typical of the local vernacular with largely commercial uses on the ground floor. To the east of the site are detached and semi-detached properties of more individual character with wider frontages, whilst adjacent to the site to the west is the former car park area of the former RBC Central Pool. The Central Pool site is large and extends north well beyond the application site to Battle Street and planning permission (ref. 221405) has been granted on this site for a development of seven buildings of up to four storeys containing 49 affordable dwellings, supported living accommodation and an older person's day centre. Directly to the rear of the application site is a single storey building and car park area which is used by the modern Christadelphian Church.

The application site is located within Reading Central Area (as defined by Policy CR1 of the RB Local Plan 2019) on the periphery of the town centre but outside of the defined Central Core, Primary Shopping Area and Office Core, and is also located within an air quality management area (AQMA).

2. PROPOSAL AND SUPPORTING INFORMATION

Prior approval is sought under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for change of use of all floors of the building from Class E (offices) to C3 (dwelling houses) to comprise 5 x self-contained flats.

The following plans and documents have been submitted:

- Drawing no. A-16-510 Rev A – Existing Elevations 134
- Drawing no. A-16-503 Rev A – Existing Floor Plans 134

- Drawing no. A-16-502 Rev A – Location and Existing Block Plan 134
- Drawing no. A-05-510 Rev A – Proposed Elevations 134
- Drawing no. A-05-503 Rev D – Proposed Floor Plans 134
- Drawing no. A-05-511 Rev A– Shed Elevations and Plans 134
- Drawing no. A-05-502 Rev C – Proposed Site Plan 134

Received by the Local Planning Authority on 27th June 2025

- Heritage Statement by Heritage Fusion ref. 2102 (although not technically required for this determination)
- Internal Daylight Assessment by T16 Design ref. 6191.2 Issue no. 1
- Noise Impact Assessment by ACA Acoustics ref. 240333-R001A
- Phase 1 Contaminated Land Assessment by GeoSmart ref. 84506R1
- Transport Statement by Motion ref. 2412007/etrea5

Received by the Local Planning Authority on 29th April 2025

3. RELEVANT PLANNING HISTORY

PL/94/0608/FUL – Alteration to existing single storey rear extension – Granted.

PL/24/0304/FUL - Change of use from offices to 6 person bedroom C4 HMO and associated parking, bike store and other alterations – Refused.

4. CONSULTATIONS

The following were consulted:

- RBC Transport – No objection, subject to conditions to secure provision of vehicle parking space prior to first occupation of the development and notification of future occupiers that they would not be automatically entitled to an on-street parking permit.
- RBC Environmental Protection – No objection, subject to a condition to secure submission, approval and implementation of the final details of the mechanical ventilation system prior to first occupation of any residential unit.

A site notice was displayed at the application site on 16th May 2025.

No letters of representation have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA involves development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Before development can be carried out under Class MA, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required in respect of the following matters:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Class MA requires development to be completed within a period of 3 years starting with the prior approval date. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

If the Local Planning Authority determine that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

6. APPRAISAL

The proposal comprises the change of use of the building from Class E (office) to Class C3 (dwellinghouse) with the proposal to be considered against the criteria and conditions contained within Part 3, of Class MA.1. (1) (a)-(g), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition, in order to qualify for assessment under Class MA, all applications submitted under this class from 6th April 2021 must comply with Department for Communities and Local Government's Technical Housing Standards – Nationally Described Space Standards, minimum space standards. As the application was received after the 6th April 2021 there is a requirement to comply with these minimum space standards. It can be confirmed that the proposed units comply with these minimum space standards as illustrated in the accompanying plans and the accommodation schedule.

Criteria MA.1.—(1)

Parts (a) (three month vacancy) and (c) (Floorspace qualification) were removed from the legislation on 5th March 2024 and so are no longer assessed.

(b) Previous use qualification – development not permitted “*unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;*”

Complies. It can be confirmed that the use of the building fell within Class E (Commercial, Business & Service) for a continuous period of at least 2 years prior to the date of the application for prior approval.

(d) Land designation criteria – “*If land covered by, or within the curtilage of, the building*

- (i) is or forms part of a site of special scientific interest;***
- (ii) is or forms part of a listed building or land within its curtilage;***
- (iii) is or forms part of a scheduled monument or land within its curtilage;***
- (iv) is or forms part of a safety hazard area; or***
- (v) is or forms part of a military explosives storage area;”***

The site does not form part of a site of special scientific interest, listed building nor land within its curtilage, a Scheduled monument or land within its curtilage, safety hazard area, nor military explosive storage area.

(e) Landscape designation criteria – “if the building is within—

- (i) an area of outstanding natural beauty;***
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;***
- (iii) the Broads;***
- (iv) a National Park; or***
- (v) a World Heritage Site;”***

It can be confirmed the site is not within a landscape designation criteria.

(f) Agricultural tenancy criteria – “If the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;”

It can be confirmed the site is not occupied under an agricultural tenancy.

(g) Previous use criteria - “before 1 August 2022, if—

- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and***
- (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.***

Complies.

Conditions

MA.2.—(1) Confirms that development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building and the provisions of paragraph W (prior approval) apply in relation to that application.

Assessment of MA.2.—(1)

(a) Transport impacts of the development, particularly to ensure safe site access

The site is located on the Northern side of Oxford Road, located just outside the Reading Town Centre and is close to the town centre. It falls within the Zone 2, the primary core area as defined by the adopted RBC Parking Standards and Design SPD (2011). This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone and other local centre facilities.

In accordance with the Council's current Parking Standards and Design SPD each 1 bedroom unit would require 1 parking space each, therefore the development would require a minimum of 5 spaces. This application proposes 1 parking spaces which falls below the Council's recommended standards.

Given the site's sustainable location and the extensive parking restrictions in place in the area which includes the operation of the Council's current residential parking permit scheme, and red route, RBC Transport Officers are satisfied that a lower parking provision can be accepted in this instance.

The proposals would utilise the existing dropped kerb and vehicular access from Oxford Road which RBC Transport Officers have confirmed is an acceptable arrangement for the one parking space proposed.

The Council's residential parking permit scheme also operates in the area. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area. There should be an assumption that any future occupants of the proposed dwellings will not be issued with resident or visitor parking permits which would be covered by condition and an informative applied. 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.

The proposals would provide 5 cycle parking spaces in an existing outbuilding within the rear garden of the building which is considered to be adequate for the proposed development.

Whilst not a relevant consideration for this type of prior approval application the proposed plans also indicate a bin store area to rear side of the building set behind existing side access railings. There is sufficient space here to accommodate the required number of bins. The developer is recommended to contact RBC Waste Services to ensure the appropriate number of bins for the development are provided on site. Given the site access arrangements and distance of the bin store from the carriageway bins would need to be brought to the kerbside for collection. Movement of the bins to and from the store and kerbside for collection would be the responsibility of the developer.

The proposals are considered to be acceptable from a transport and site access perspective.

(b) Contamination risks in relation to the building

A contaminated land assessment has been submitted with the application. This has been reviewed by RBC Environmental Protection Officers who are satisfied with the conclusion of the report that the development is at low risk of contamination and that no mitigation is required.

(c) Flooding risks in relation to the building

The application site is located within Flood Zone 1 which are areas at the lowest risk of flooding and there are not considered to be any significant flooding risks associated within the proposed development.

(d) Impacts of noise from commercial premises on the intended occupiers of the development

A noise assessment has been submitted with the application which concludes that the development would be impacted by various commercial noise sources along Oxford Road, although the levels are not significantly above those recommended for future occupiers to ensure a suitable standard of residential amenity can be achieved. The noise assessment concludes that a suitable scheme of internal insulation can be provided to ensure future occupiers are suitably protected from the surrounding commercial noise sources with windows closed. However, when windows are open future occupiers may be subject to noise levels above those recommended and as such the noise assessment identifies that a scheme of mechanical ventilation would be required to ensure appropriate fresh air flow if future occupiers chose to keep windows closed due to commercial noise present at the site. RBC Environmental Protection Officers have reviewed the noise assessment and mitigation proposals and are satisfied that subject to achieving the noise mitigation standards set out with the assessment then future occupiers of the proposals would not be adversely impacted by commercial noise. A condition is recommended to secure details of the exact specification of the mechanical ventilation prior to first occupation of any residential dwelling within the development.

(e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The application site is located within the Castle Hill/Russell Street/Oxford Road Conservation Area. The existing building is well set back from the road frontage behind a gravel car parking area and does not present an active glazed frontage to the street-scene but rather a large bay window and single front entrance door. The existing building's contribution to the surrounding Conservation Area is considered to be as a result of its standing as prominent detached building displaying characterful brick detailing to the front elevation and around windows and doors, large front bay window and railings. Its contribution to the conservation area is also considered to be from its appreciation as a pair of similar buildings with no. 132 next door.

It is not considered that the proposed change from office to residential use of the building would have a significant detrimental impact upon the character or sustainability of the conservation area. The original use of the building is likely to have been residential, and the proposals would revert the building back to this use. The existing front bay window and door are residential in character. The current prior approval application by its nature is for change of use only and therefore no external alterations to the building are proposed or would be permitted as part of this application.

Furthermore, the proposals seek to provide 1 parking space to the front of the building which is the same as the existing situation so there would be no increase in vehicle parking to the front of the building. Parking to the front of buildings is also common to this part of the conservation area. The proposed use of the building as five flats compared to the existing small office building use is not considered to be significantly different in terms of intensity of use or movements to and from the building to the extent that there would be any significant detrimental impact on the character or sustainability of the conservation area.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Statutory Instrument 2020:632 introduces the requirement that consideration is given in respect to the provision of adequate natural light in all habitable rooms. This requires examination of the detailed floor plans and a judgement to be exercised as to whether appropriate levels of light can be achieved to rooms used for sleeping or living. This excludes bathrooms, service rooms, corridor, laundry rooms and hallways.

The application is accompanied by an internal daylight assessment report which demonstrates that all habitable rooms would receive adequate levels of natural light via existing openings. An officer site visit to the building has also been undertaken and from a visual inspection it is considered that all habitable rooms within the proposed development would be served by adequate natural daylight. All habitable rooms would be served by at least one window apart from the bedroom to proposed flat 1 which would be served by a roof light to the flat roof of the single storey rear part of the building. Whilst windows are considered preferable for internal daylight purposes it is considered that in this instance the rooflight would provide adequate daylight to the bedroom of flat 1 which is a small single bedroom, given the size of the roof light and associated findings of the accompanying daylight report.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The site is not within a core employment area or located in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.

The development does not result in the loss of services provided by a registered nursery, or health centre maintained under the relevant sections.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

A Fire Statement would be required if the development meets the fire risk condition. The condition is for buildings which would contains — (a) two or more dwellings; and (b) that are 18 metres or more in height; or incorporate 7 or more storeys.

The building is not 18m or more in height and does not incorporate 7 or more storeys and therefore the fire risk condition for this development is not triggered.

7. RECOMMENDATION

Prior Approval Given subject to the following conditions:

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

- Drawing no. A-16-510 Rev A – Existing Elevations 134
 - Drawing no. A-16-503 Rev A – Existing Floor Plans 134
 - Drawing no. A-16-502 Rev A – Location and Existing Block Plan 134
 - Drawing no. A-05-510 Rev A – Proposed Elevations 134
 - Drawing no. A-05-503 Rev D – Proposed Floor Plans 134
 - Drawing no. A-05-511 Rev A– Shed Elevations and Plans 134
 - Drawing no. A-05-502 Rev C – Proposed Site Plan 134
- Received by the Local Planning Authority on 27th June 2025

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 - Internal Daylight Assessment by T16 Design ref. 6191.2 Issue no. 1
 - Noise Impact Assessment by ACA Acoustics ref. 240333-R001A
 - Phase 1 Contaminated Land Assessment by GeoSmart ref. 84506R1
 - Transport Statement by Motion ref. 2412007/etrea5
- Received by the Local Planning Authority on 29th April 2025

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

3. No dwelling hereby permitted shall be occupied until the vehicle parking space has been provided in accordance with the plan (ref. Drawing no. A-05-502 Rev C – Proposed Site Plan 134 received by the Local Planning Authority on 23rd June 2025) hereby approved. The space 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.

4. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the units hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus 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 in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

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.

6. No development hereby permitted 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 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. 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 dwelling hereby approved is occupied.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019

Informatives

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.
3. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. The correct storage and disposal of waste, and prompt collection of bins is essential to maintain residential amenity, control odour, prevent fires and minimise service vehicle obstructions. This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, you may have been advised during the course of the application that there is a potential bins issue. In any event, careful planning and preparation for waste management will be essential to the success of your scheme. For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collectionsscheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)
In all instances, regardless of the method of bin servicing to be used, the developer should ensure that the bin storage is suitable for the type and number of dwellings to be served and is suitable for the separation of all legislatively required waste types (segregation of recyclable materials). Find out more about bin storage requirements here: [Waste management guidelines - Reading Borough Council](#)

Commercial waste must be collected separately to any household waste. Please note the requirements for commercial waste management may be relevant for your development, and there may need to be enforcement under the Environmental Protection Act 1990 if suitable waste standards are not being complied with: [Commercial waste advice - Reading Borough Council](#)

For recycling guidance to future occupiers, please refer them to the following:

[Recycling at home - Reading Borough Council](#)

[What do I put in each bin? - Reading Borough Council](#)

5. 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. 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.
6. 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.
7. In connection with the implementation of this prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:
<http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work>
8. There should be no burning of waste on site.
9. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction