



TOWN AND COUNTRY PLANNING ACT 1990

APPEAL UNDER SECTION 78

**APPEAL BY MR & MRS SAJMIR & EGLANTINA KLOSI AGAINST THE
DECISION BY READING BOROUGH COUNCIL TO REFUSE PLANNING
PERMISSION**

FOR

**Demolition of existing garage workshops, canopy extension, and detached
spray booth building, and replacement with metal clad building for General
Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying)
accessed via Lemart Close, with carparking, and waste storage**

AT

Peter Moss Services, 20 Norcot Road, Tilehurst, Reading RG30 6BU

INSPECTORATE REFERENCE: APP/E0345/W/25/3367970

READING BOROUGH COUNCIL REFERENCE: PL/24/1534 (FUL)

29 July 2025

Planning Section, Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices, Civic Centre

RG1 2LU

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1.0 INTRODUCTION

- 1.1 Full Planning Permission was refused by Reading Borough Council under reference PL/24/1534 (FUL) on 21 March 2025 for the *“Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage.”*
- 1.2 There were two reasons for refusal relating to (in summary), intensification of an incompatible use which results in significant detrimental impacts upon nearby residents; and unsympathetic, obtrusive and incongruous built form contrary to the character and appearance of the area.

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 These matters are referenced in the officer report (which was included as part of the Council’s questionnaire). In line with section 12.3 of the Planning Inspectorate’s Procedure Guide: Planning appeals – England guidance, these are not repeated here.
- 2.2 The Appellant’s statement references the enforcement appeal decisions APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522 (Applicants Appendix 2). It is noted that that appeal upheld the enforcement notice requirements which required by 13 February 2025, the owner to:
- (Enforcement Notice mentioned within Appeal A)
- (i) Cease to use of the land for vehicle washing;
 - (ii) Dismantle and remove the vehicle wash waiting room from the land;
 - (iii) Remove all plant, machinery & equipment for vehicle washing;
 - (iv) Remove all business advertisements from the land.
- (Enforcement Notice mentioned within Appeal B)
- ~~(i) Cease to use the land for vehicle bodywork repair and maintenance;~~
- (deleted)

- (ii) Cease the use the land for vehicle body paint spraying;
- (iii) Cease the use the land for vehicle storage;
- (iv) Dismantle and remove the vehicle paint spraying building from the land;
- (v) Dismantle and remove the lean-to extension to the garage workshop from the land
- (vi) Remove all plant, machinery & equipment for vehicle bodywork & repair and vehicle body spraying from the land;
- (vii) Remove all vehicles and vehicle parts from the land;
- (viii) Remove all business advertisements from the land.

2.3 It is noted that, at the time of writing, the removal of the vehicle washing use and equipment appears to have been complied with (Appeal A). No requirements of Appeal B appear to have been complied with.

2.4 It is also noted, that in reference to the 'Mansi' principle, that the entire site can lawfully be used as B2 General Industrial. However, it is noted that the Mansi Principle relates to an enforcement notice not affecting existing use rights. In this instance, this is reflected by the Inspectorate's decision with regard to Appeal B, which removed the requirement for cessation of the use of the site as vehicle bodywork repair and maintenance. The use of the site is considered to be B2 lawfully. However, the remainder of the enforcement notice requires the removal of a number of aspects which are occurring outside of the building, or within unauthorised buildings being the spray both and lean-to extension. The enforcement notice also seeks to cease the use of the land for vehicle storage, body spraying, and remove vehicles, machinery and equipment for body spraying and repair, and remove all vehicle parts from the land, being activities occurring outside of the building.

2.5 It remains to be considered that the only lawful activities within B2 use within the buildings on the site would fall to be lawful. The intensification of the use, and the impacts thereof are referred to in reason 1 in refusing the application.

3.0 LEGAL AND PLANNING POLICY CONTEXT

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF), among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). The NPPF (Para 8) outlines the three overarching objectives of sustainable development being: an economic objective, a social objection, and an environmental objective.
- 3.2 The majority of the relevant Reading Borough Local Plan (November 2019) policies and associated supplementary planning documents (SPDs) and other material documents are listed at section 5 of the officer report. In line with section 12.3 of the Planning Inspectorate's Procedure Guide: Planning appeals – England guidance, these are not repeated here.
- 3.3 It is noted that the applicant has provided an acoustic assessment to support the appeal. In accordance with Part 16 'Amending the proposed scheme once an appeal has been made' of the Procedural Guide: Planning appeals – England (30 June 2025). *"It is important that what is considered by the Inspector at appeal is essentially the same scheme that was considered by the LPA and by interested parties at the application stage."* In addition, part 3.1 *"Making an appeal should not be used as a bargaining tactic but only as the last resort..."*
- 3.4 The applicant, in lieu of submitting an amended application with the updated supporting information completed in June 2025, has chosen instead to lodge an appeal. With regard to the 'Wheatcroft principles', the amended information may not be a substantive change to the proposal, but in procedural terms, this information is considered to require re-consultation. As outline within the second test of *Bernard Wheatcroft v Secretary of State for the Environment* (1982) *"Even potentially beneficial changes may need to be subject to re-*

consultation". It is considered that providing such updated information should have been subject to re-consultation. The applicant has not undertaken any re-consultation, as would be the case within a planning application on this amended information, and as such should not be considered by the Inspector as part of the appeal.

- 3.5 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.
- 3.6 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.
- 3.7 Since the determination of the application, on 9 May 2025 the partial Local Plan update was submitted to the Secretary of State. This marked the beginning of the process of public examination led by an independent Inspector. Given the Local Plan update remain in early stages, the emerging policies are not considered to be sufficiently advance to be considered within this appeal.

4.0 Reason for Refusal 1 – Intensification of use and impacts

Response to Appellant's Statement

- 4.1 With regard to para 5.3 of the Appellant's Statement, which references para's 123-124 of the NPPF (though it is noted it appears this should be 124-125). The statement suggests that the use of land, to the most possible extent should be given substantial weight. However, as per paragraph 124, this policy seeks to promote the effective use of previously-developed or 'brownfield land'. Not that the entirety of sites should be developed as per the definition of 'previously developed land' within the NPPF: *"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed)..."*
- 4.2 The Appellant has states (para 5.6) that there is no specific policies in the Local Plan which would oppose the principle of replacement of an existing building with a larger structure. As outlined within the officer's report, Policy RL3 states that *"(within centres) all new development should provide some 'centre uses' at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate."* B2 use is not considered a centre use under the policy, and the applicant has not demonstrated that this requirement would not be possible or appropriate.
- 4.3 With regard to the updated noise assessment, which is purported by the Appellant to demonstrate acceptability with regard to noise and requires no specific mitigation measures. Should the Inspector be minded to accept this information, noting paragraphs 3.3-3.4 above. RBC's Environmental Health Officer has provided comments in relation to this, attached as Appendix B. RBC's Environmental Health officer has advised that the noise levels demonstrated within the assessment exceed the requirements of policy, and would result in significant distress and disruption to everyday life of nearby residents. It is also noted that no information has been supplied to demonstrate that the use would not result in impacts with regard to odour and fumes, as well as noise from car repair activities within the newly proposed

building. As such, the supporting information does not demonstrate compliance with CC8 (Safeguarding Amenity) of the Reading Borough Local Plan.

4.4 The Appellant goes on to consider that a modern building could contain works that could otherwise be undertaken outside, which would result in a benefit. However, as detailed above with regard to 2.4-2.5 and as outlined within the officer's report, it does not appear that it is reasonable or possible to undertake activities outside of the building. The applicant has erected and unauthorised lean-to extension to contain additional operations. No hypothetical alternative should form the basis of consideration of a benefit of a proposal.

4.5 For clarity, with regard to para's 5.11 and 5.12 of the Appellants statement. The site plan shows the proposal does not set the building further away from the boundary than that of the existing building by any significant distance. The Appellants statement that the building is not overbearing. This matter is sufficiently outlined within the relevant sections of the officer's report submitted with this appeal.

4.6 Reason for Refusal 2 – Character and appearance of the area

4.7 The Appellant suggests that the principal reason for objecting to the scale of the new building is its height relative to the existing structure. This is inaccurate, the current site is the edge of a district centre, where the built form, and area transitions from a denser and developed centre area, toward the rear residential gardens. The proposal includes a significant structure, with a significant overall height which appears to be excessive for the proposed use and certainly in relation to its context. The scale and height of the building, as well as overall site coverage is considered to be at odds with the character of the area. Increasing at this extent is not considered appropriate relative to the prevailing character at the rear of the district centre.

- 4.8 The proposed development would diminish the sense of openness remaining on the site and result in a cramped form of development that would be incongruous with the general pattern of development in the area which is not that of properties being completely covered by buildings. Albeit that extensions to buildings at ground floor is common within the centre. The area is also characterised by large rear gardens immediately adjacent to the proposal which must be considered as a transition between the centre and residential uses.

5.0 Conclusions.

- 5.1 After consideration of the Appellant's statement, the Council remains of the opinion that, having regard to the provisions of the Development Plan and other material considerations, the proposed development refused under reference PL/24/1534 (FUL) remains unacceptable.
- 5.2 In terms of the effect on local character, the increase in scale and plot coverage would be stark, visually obtrusive and would not respect the surrounding character which is more restrained and residential at the edge of the district centre. The development is not considered to respect the character of and would be incompatible with the surrounding area, with the development largely surrounded by residential dwellings and local amenities.
- 5.3 With regard to residential amenity, it is acknowledged that there is a historic use of the site for car sales, car repairs and refurbishment, but this was relatively restrained, low-key and operating out of small scale buildings which limited the impacts on the character of the area and the amenity of residents. The scope for work to take place in the open air would have been limited which limited the use to the small existing buildings and therefore the overall scale of the operation would have been relatively restrained. By contrast the intensification of the proposed industrial operations facilitated by the proposed large buildings would be disproportionate, excessive and incompatible with the surrounding residential uses. It would harm the living conditions of nearby residents as well as the character of the area. The development is therefore considered to be materially harmful to the residential amenity of the surrounding area with regards to noise, disturbance and fumes.

- 5.3 The Inspector is respectfully requested to dismiss the appeal for the reasons set out in this statement and the original officer report.
- 5.4 If the appeal is to be allowed, the Council requests that the conditions enclosed at Appendix 1 are included.

Appendix 1 – Suggested Conditions

Time Limit

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

Approved Plans

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

Drawing No. 9213-107 – Proposed Ground Floor Plan

Drawing No. 9213-108 – Proposed Roof Floor Plan

Drawing No. 9213-109 – Proposed Elevations

Drawing No. 9213-110 – Proposed Side Elevations

Received 18 November 2024

Drawing No. 9213-101 – Existing Block & Proposed Block Plan REV A

Received 9 January 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.

Materials

No development shall commence beyond foundation level until a schedule the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

BREEAM – Interim Assessment

No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

BREEAM - POST CONSTRUCTION (TO BE APPROVED)

Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum Very Good rating.

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.

Arboricultural methods adhered to

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Appraisal Report ref DEV241126-1251 dated 06/01/25, Tree Survey Schedule and MWA's associated Tree Protection Plan ref MWA TPP 01.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Biodiversity Enhancements

No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Noise Management

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: Due to insufficient details being provide, and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Specified times for use of spray booth

No spray booth, or other powered machinery shall be operated on the premises outside the hours of 0800 to 1800 on weekdays and not at all on Saturdays, Sundays, or Public Holidays.

REASON: To safeguard the amenities of the adjoining premises and occupiers, and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Noise from building

No development shall commence until a noise assessment of it has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology to ensure that noise emitted from the development meets the following requirements:

- i) the predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation with appropriate penalties applied for non-anonymous noise sources; and
- ii) The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation; and
- iii) The LMAX value shall not exceed 45dB more than 10 times per hour

The assessment shall take into account all activities likely to take place in the development and shall propose suitable mitigation and management processes in order to ensure that there will be no break-out noise emanating from the premises likely to give rise to disturbance to surrounding residents. The approved mitigation shall be installed and the management processes adhered to in accordance with the assessment before any part of the development is first occupied and shall be carried out and maintained so that the development operates to the same standards at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the amenities of occupiers of nearby premises from noise disturbance in accordance with Policy CC8, EN16, and EN17 of the Reading Borough Local Plan 2019.

Air Quality

No development shall commence on site until an Air Quality Assessment to determine whether the proposed development will result in a worsening impact on air quality has been submitted. The assessment must use a full dispersion model to predict the pollutant concentrations at the building façade for the proposed year of occupation as well as any impacts during the development phase. The input parameters used in the assessment must be in accordance with current best practice. Where the assessment identifies a worsening of air quality, a mitigation plan shall be submitted to and approved in writing by Local Planning Authority. The mitigation plan must quantify the impact on emissions the proposed mitigation will have, in order to demonstrate that any detrimental impact from the

development will be offset. Thereafter, the development shall not be carried out other than in accordance with the approved mitigation scheme, which shall be implemented before any part of the development is occupied.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of borough residents in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

Hours of Operation

The premises shall not be used by members of the public outside the hours of 0800 to 1800 on Mondays to Saturdays and not at all on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

No external lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site without prior written approval of the Local Planning Authority through a planning application made for that purpose.

REASON: In the interests of amenity and highway safety in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

Removal of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no further extension, enlargement (including alterations to the roof or roofs), improvements or other alteration to the building(s) hereby permitted shall be carried out and no building or enclosures shall be erected or installed within the curtilage of the building(s) without the express planning permission from the Local Planning Authority.

REASON: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Use Restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) the buildings hereby approved shall only be used as Class B2 – General Industrial (Vehicle Workshop and Vehicle Body Spraying).

REASON: To ensure impacts associated with the uncontrolled change of use to a different Class B2 use are managed to avoid impacts upon residents in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Hours of Construction

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Construction Method Statement

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; and details of where off-site parking will be prohibited;
- 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) 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) 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;

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

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.

No Bonfires

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

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Contaminated Land Assessment (To Be Submitted)

No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Remediation Scheme (To Be Submitted)

No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Remediation Scheme (Implement And Verification)

The approved remediation scheme under Condition INSERT shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Unidentified Contamination

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Vehicle Parking

The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Cycle Parking (to be approved)

No development shall commence on site until a plan showing how 2 no. cycle parking spaces 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.

Refuse And Recycling Collection (To Be Approved)

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

Vehicular Access

No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved. No access to the proposed development shall be provided via Norcot Road at any time.

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

No outdoor activities

No activities with the use of the building hereby permitted shall take place outside the building at any time.

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