

## DELEGATED APPLICATION REPORT

**SITE ADDRESS:** Warren Creek, The Warren, Caversham, Reading, RG4 7TQ

**APPLICATION NUMBER:** PL/26/0352

**PROPOSAL:** Discharge of conditions 3 (materials), 4 (scheme to mitigate flood risk impact), 6 (schedule for removal of existing structures), 7 (maintenance of the flood voids), 9 (sustainable drainage strategy), 11 (demolition and construction method statement), 16 (programme of archaeological work), 17 (hard and soft landscaping), 18 (arboricultural method statement and tree protection plan), 19 (construction environmental management plan), 20 (external lighting scheme), 21 (noise assessment of the proposed mechanical plant) and 22 (privacy measures) of planning permission PL/24/1614, as granted on 12/11/2025.

**DETERMINATION DATE:** 21/05/2026

**CASE OFFICER:** Jonathan Markwell

### 1. Site Description and Surrounding Area

- 1.1 The application site is located on the south side of The Warren and includes an existing dwelling house close to the riverbank of the River Thames, at the southern end of the site. Unusually, there is also a creek running through the middle part of the site, which filters into the Thames further to the east. The site is roughly rectangular in shape, close to 100m in length (north to south) and varying from just in excess of 10m (at the northern boundary) to around 30m (in the mid-point of the site) in width. It is located towards the western end of The Warren (as shown in orange on the map extracted from the RBC Local Plan below – with the blue line to the west representing the Borough boundary).



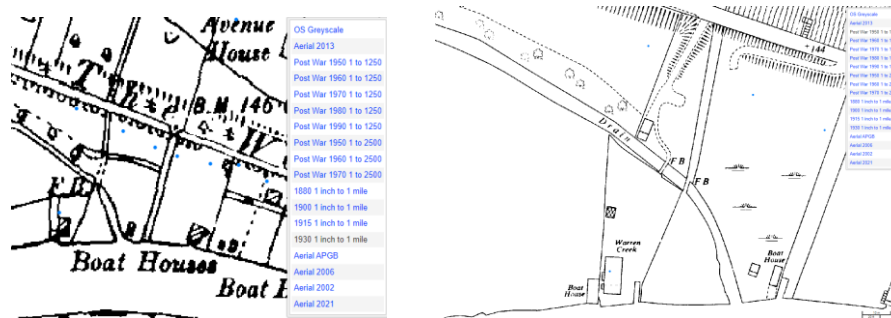
Location plan 1:1250



Above: Location Plan by applicant & The Warren context; Below: Site Photo (14/11/24).

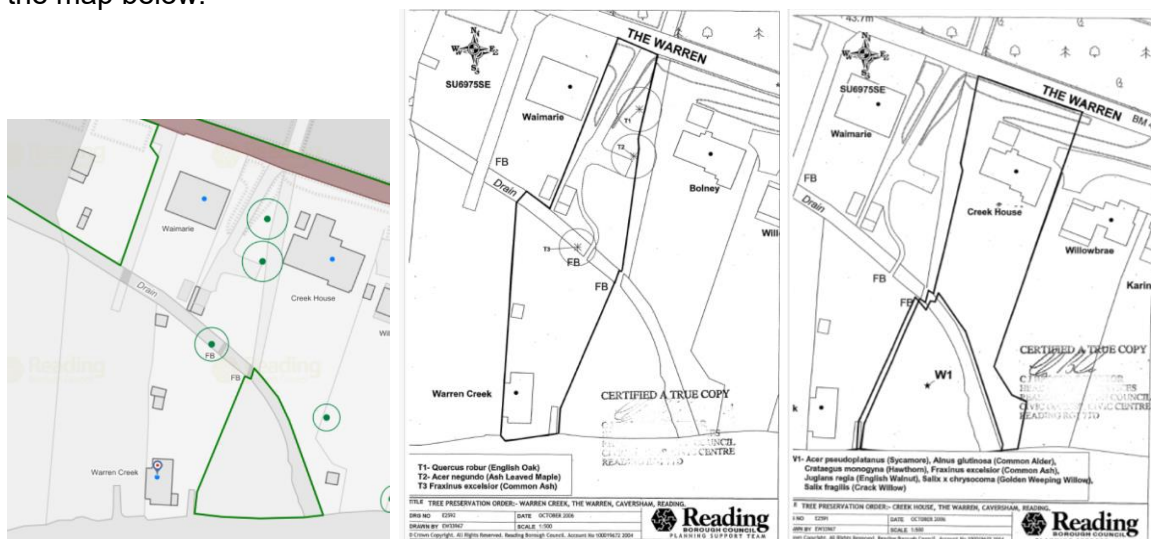


- 1.2 As well as the dwelling house, there is also a garage and two ancillary structures within the plot. Although the dwelling does not appear to have any planning history relating to its creation/use as a dwelling, it has been established that a structure of the same shape of the main building is shown on the 1930 historical map, adjacent to an annotation referencing “Boat Houses”, while the 1950 basemap explicitly specifies Warren Creek, with a separate boat house to the west. Council Tax records also specify that a residential banding exists at the site. In addition, an officer site visit took place on 23/11/2023, whereby it was established that in practice the unit is in residential use.



Extracts of historic maps from 1930 (left) and 1950 (right)

- 1.3 The application site contrasts from its neighbours and the overriding pattern of development in this part of The Warren, where properties are predominantly set well back from the riverbank. The site is within an identified major landscape feature area (Policy EN13 of the Reading Borough Local Plan 2019), specifically the Thames Valley area, and an area of identified biodiversity interest (Policy EN12). The site is also within Flood Zone 3 (Policy EN18), with the aforementioned unusual feature of a creek leading into the River Thames running through the site. Moreover, separate correspondence with the Environment Agency during the course of application PL/23/1270 (see relevant history below) confirmed that the site is specifically within flood zone 3b (functional floodplain).
- 1.4 The site is subject to TPO 97/07 which includes 3 trees on the site (one Ash, One Oak and one Ash-leaved Maple). There is also a Woodland TPO (96/07) next door to the east at Creek House, that being on the land adjacent to the river. These are shown on the map below:



- 1.4 The site is also on a 'treed corridor' as defined in the adopted Tree Strategy. Furthermore, the site is within an area with known archaeological potential (Policy EN2).
- 1.5 There are significant topography changes at the site, with the land rising steeply to the north of the site, adjacent to The Warren highway, with vehicular access at this point leading down to the existing on-site garage. The site is within the Caversham Heights ward of the Borough, with the Borough boundary (with South Oxfordshire District) circa 600m to the west. The surrounding area predominantly comprises large residential properties set in generous grounds, typically set well back from the River Thames. The area is verdant in nature, with a series of private open spaces. The topography in the area rises from south to north away from the river, with steep level rises in some areas as part of the Warren Escarpment.



Aerial view of the application site and the surrounding area (image via Google Maps)

- 1.6 The Warren is a designated cycle route (Policy TR4). The River Thames is a green corridor (Policy EN12) and a waterspace (Policy EN11 - Waterspaces).

## **2. Proposal**

- 2.1 Planning permission was granted subject to conditions in November 2025 for the demolition of an existing dwelling and outbuildings and the erection of a 4-bed detached dwelling at the site. This application relates to a series of conditions attached to that permission, namely conditions 3 (materials), 4 (scheme to mitigate flood risk impact), 6 (schedule for removal of existing structures), 7 (maintenance of the flood voids), 9 (sustainable drainage strategy), 11 (demolition and construction method statement), 16 (programme of archaeological work), 17 (hard and soft landscaping), 18 (arboricultural method statement and tree protection plan), 19 (construction environmental management plan), 20 (external lighting scheme), 21 (noise assessment of the proposed mechanical plant) and 22 (privacy measures).

- 2.2 Prior to the validation of the application the extent of the application was clarified and confirmed with the applicant, together with the precise information submitted in relation to each condition.
- 2.3 During the course of the application the applicant has submitted a series of revised and updated plans and documents to seek to address various matters raised in the original assessment of the proposals. This includes (but is not limited to):
- An amended CEMP in respect of condition 19
  - Revised CMS document and plan in respect of conditions 11 and 19
  - Revised hard and soft landscaping details in respect of conditions 17 and 20
  - Email from agent regarding other conditions
- 2.4 Information considered for each condition (only the latest information is referenced, not previous iterations or other information superseded during the course of the application):
- Condition 3
- Proposed Materials schedule by STL Architecture LTD (5 page document, undated), as received 16/03/2026
- Condition 4
- SuDS REPORT FOR WARREN CREEK, THE WARREN, CAVERSHAM, RG4 7TQ, Ref C3710-R1-REV-A by Nimbus Engineering Consultants, dated February 2026, as received 16/03/2026
  - Email from STL Architecture 'RE: Warren Creek - Discharging the conditions (PL/26/0352)', dated and received 15/05/2026
- Condition 6
- Condition 6 - CONSTRUCTION METHOD STATEMENT: PHASED BUILDING REMOVAL. Project: Warren Creek Residential Redevelopment (2026) Site Reference: Warren Creek, The Warren, Caversham, RG4 7TQ Revision: 1.0 by Rob Arnold, dated and received 01/05/2026.
- Condition 7
- Condition 7 Warren Creek, The Warren, Caversham, Reading Maintenance of Flood Voids v0.2 Planning Reference... PL/24/1614 Document Reference: Condition 7 – Maintenance of Flood Voids, dated 15 December 2025, as received 16/03/2026.
- Condition 9
- SuDS REPORT FOR WARREN CREEK, THE WARREN, CAVERSHAM, RG4 7TQ, Ref C3710-R1-REV-A by Nimbus Engineering Consultants, dated February 2026, as received 16/03/2026.
- Condition 11
- 3863/300 Rev C – Proposed Construction Management Plan – Sheet 1 off 3
  - 3863 - Demolition and Construction Method Statement by STL Architecture LTD, dated January 2026
  - 3863/306 Rev A - Construction Management Plan – Sheet 2 off 3
  - 3863/307 Rev A - Construction Management Plan – Sheet 3 of 3
- As received 15/05/2026

Condition 16

- Warren Creek, The Warren, Caversham, Reading. Written Scheme of Investigation for an Archaeological Watching Brief. Planning Reference... <not available yet> Document Reference: 3863 - Archaeology WSI Rev A, dated October 2024, as received 16/03/2026.

And the following received from Berkshire Archaeology on 30/03/2026:

- Email from Berkshire Archaeology to Reading Borough Council 'PL/24/1614 Warren Creek, The Warren - Archaeological Condition', dated 29/01/2026
- Image 01 – Current house from the river
- Image 02 - Current house looking south across the creek
- Image 03 – Taken from OS One inch 1<sup>st</sup> mapping 1798 – 1898
- Image 04 – Taken from the OS 25 Inch Map dated 1892 – 1914, the land is specifically labelled as a flood area
- Image 05 – Taken from the Deeds – A4215 1 – Document – Conveyance BK410715 (13 08 1938) (C3)
- Image 06 – Taken from the Deeds – A4215 1 – Document – Conveyance BK410715 (15 09 1919) (C2)
- Image 07 – Taken from the Deeds – Office Copy (Deed of partition) 18.11.1902 - BK410715
- Image 08 – Google Maps with significant locations highlighted

Condition 17

- 3863/301 Rev C - Proposed Soft and Hard Landscaping Plan
- 3863/305 Rev A - Proposed Soft and Hard Landscaping Notes  
As received 15/05/2026

Condition 18

- BS:5837 Tree Protection Plan Ref: WARREN CREEK TPP 06942/2026, as received 16/03/2026.
- BS:5837 Arboricultural Report - Arboricultural Survey, Impact Assessment & Method Statement Ref: AIA/AMS 06560 / 2024 Version 0.1 dated 14/11/2024 by Sarah Duckworth, as received 16/03/2026
- Email from Duckworths Arboriculture Ltd 'Planning Application Ref: PL/26/0352 - Warren Creek', dated and received 15/05/2026

Condition 19

- Condition 19 Warren Creek, The Warren, Caversham, Reading CEMP, Construction Environmental Management Plan v0.2 Planning Reference... PL/24/1614 Document Reference... 3863 – CEMP, Construction Environmental Management Plan Date: 15 December 2025, as received 01/05/2026
- 3863/300 Rev C – Proposed Construction Management Plan – Sheet 1 off 3
- 3863/306 Rev A - Construction Management Plan – Sheet 2 off 3
- 3863/307 Rev A - Construction Management Plan – Sheet 3 of 3  
As received 15/05/2026

Condition 20

- 3863/301 Rev C - Proposed Soft and Hard Landscaping Plan  
As received 15/05/2026

Condition 21

- Spire Renewables Heat pumps heat pump sound checker MCS020 by Spire Renewables (2 pages – 9a New corrected Sound pressure level is 40.5dBa), as received 16/03/2026
- Spire Renewables Heat pumps heat pump sound checker MCS020 by Spire Renewables (2 pages – 9a New corrected Sound pressure level is 40.2dBa), as received 16/03/2026

Condition 22

- Terrace Privacy (4 pages), as received 16/03/2026

### 3. Relevant Planning History

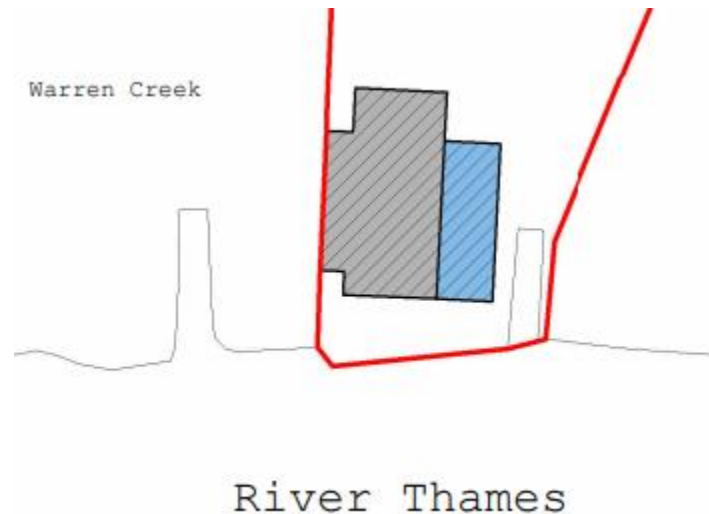
Application site

- 3.1 240705/CLP - Single storey ground floor extension on east elevation, dormer roof extensions on eastern and western roof slopes and porch extension on north elevation. Certificate of Lawfulness for Proposed Development to a dwelling refused 30/07/2024, as it was found that the proposal would not be lawful in the context of Classes A, B and D Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 3.2 PL/23/1270 - Demolition of existing dwelling and outbuildings and the erection of a 4-bed detached dwelling with garage. Full Planning Permission refused 13/09/2024.

*Reasons for refusal:*

- 1. The proposed development has failed to provide a suitable Sequential Test Assessment to justify that there are no reasonable, available and suitable alternative sites at a lower risk of flooding from any source, thereby failing to address flood risk, contrary to Policy EN18 of the Reading Borough Local Plan 2019 and paragraphs 165-168 of the National Planning Policy Framework 2023.*
- 2. The proposed development has failed to adequately assess the flood risks posed, with the submitted Flood Risk Assessment not demonstrating compliance with the requirements for site specific flood risk assessments by failing to: use the most up to date available information to assess flood risk; demonstrate the development will not increase flood risk elsewhere; consider how people will be kept safe from the identified flood hazards; demonstrate that finished floor levels will be set above the 1% annual exceedance probability (AEP) flood level with an appropriate allowance climate change, leading to an unacceptable risk to the health and safety of the occupants in a flood event, all contrary to Policy EN18 of the Reading Borough Local Plan 2019 and paragraphs 165 and 173 of the National Planning Policy Framework 2023.*
- 3. The proposed development has failed to demonstrate that it does not result in a net loss of biodiversity, thereby failing to protect the existing biodiversity value of the site, contrary to Policies EN12 and H11 of the Reading Borough Local Plan 2019.*

- 3.3 PL/24/1108 - Extensions to existing dwelling (See submitted plans), works are either class A, B, C or D as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Withdrawn 30/09/2024.
- 3.4 PL/24/1461 - Single storey ground floor extension on east elevation and dormer roof extension on eastern roofslope (amended description). Certificate of Lawfulness for Proposed Development to a dwelling granted 20/11/2024.



- 3.5 PL/24/1614 - Demolition of existing dwelling and outbuildings and the erection of a 4-bed detached dwelling (amended description). Granted 12/11/2025.

Nearby sites - Willowbrae, The Warren

- 3.6 212017 - Demolition of existing dwelling and erection of replacement dwelling with integrated garage associated driveway and landscaping. Granted 23/08/2022.

**4. CONSULTATION AND PUBLICITY**

- 4.1 **RBC Assistant Natural Environment Officer** – original comments on 08/05/2026 concluded that neither condition 17 nor condition 18 were supported for discharge.
- 4.1.1 Following the submission of responses and more information by the applicant on 15/05/2026, the RBC Assistant Natural Environment Officer advised on 19/05/2026 that neither condition 17 nor condition 18 were supported for discharge.
- 4.1.2 The conclusions by the RBC Assistant Natural Environment Officer are detailed below – original conclusions on 08/05/2026 are referenced in black text, with updated conclusions on 19/05/2026 referenced in red text. The full observations are included as Appendix 1 to this report.

## Conclusion

To conclude, currently neither Condition 17 nor Condition 18 are supported for discharge. Regarding Condition 17, further clarity needs to be provided which is detailed above. The ground preparation for the landscaping within RPAs needs to be demonstrated further. It may be useful to discuss this with the author of the AMS, as they will likely be able to advise this in relation to RPAs and will aid consistency across documents. The majority of the AMS to support the discharge of Condition 18 is acceptable. However, some further protective measures for T3 to create a clear CEZ would be beneficial. The tree works proposed to T5 may need to be reconsidered, as the unloading/loading area is beneath the tree's canopy CMS, or an alternative vehicle loading/unloading area could be proposed to limit any further tree work that might be necessary. The new gate proposed in the CMS requires further detail as to how it will be constructed in relation to trees.

To conclude, as the existing service routes are unknown and the AMS will be expected to cover the installation of the newly proposed service routes should they fall within RPAs, which they appear to, neither Condition 17 nor Condition 18 are supported for discharge. Condition 17 and Condition 18 relate in this respect, as they do the ground preparation for planting within RPAs. There is still information that is lacking detail/consistency, mentioned above, which will be required to support the discharge of Condition 17. Condition 18 will not be supported for discharge until the impact to the trees from service route installation is demonstrated, minimised and mitigated.

- 4.2 **GS Ecology (RBC Ecology consultants)** – original comments on 09/04/2026 advised that conditions 17, 19 and 20 should not be discharged. In respect of condition 19, related documents, including the CEMP and demolition methodology submitted for Conditions 11 and 6, must be updated and aligned and it was recommended that those conditions should not be discharged at this stage either.
- 4.2.1 Following the submission of responses by the applicant on 01/05/2026, GS Ecology's second response on 11/05/2026 advised that there would now be no ecological objections to conditions 6 and 17 being discharged, but more details are required before conditions 11, 19 and 20 can be discharged from an ecological perspective.
- 4.2.2 Following the submission of further responses by the applicant on 15/05/2026, GS Ecology's third response on 18/05/2026 advised that more details were still required before conditions 11, 19 and 20 could be discharged from an ecological perspective. This summary is shown below, with the full observations included as Appendix 2 to this report.

### **Summary**

In summary more details are required addressing the above points before conditions 11 19 and 20 can be discharged.

Condition 17 can now be discharged from an ecology point of view.

- 4.3 **RBC Transport Officer:** confirmed on 23/04/2026 that from a transport perspective sections a) to e) of condition 11 (demolition and construction method statement) were satisfactory.

- 4.4 **RBC Environmental Protection Officer:** confirmed on 31/03/2026 that the MCS noise assessment is satisfactory and nothing further is required regarding the heat pump installation, as per condition 21.
- 4.5 **RBC Lead Local Flood Authority:** confirmed on 11/05/2026 that the LLFA are happy with the submission and can recommend the discharge of condition 9.
- 4.6 **Environment Agency (EA):** confirmed on 24/04/2026 (letter dated 22/04/2026): that insufficient information had been provided to discharge condition 4, but condition 7 can be discharged, in so far as it relates to matters within the EA's remit. The EA separately advised on 15/05/26 that condition 6 can be discharged, in so far as it relates to matters within the EA's remit.
- 4.7 **Berkshire Archaeology confirmed the following on 30/03/2026:** I have reviewed the WSI and it falls well below the recommended standards of Berkshire Archaeology and I would recommend it is **not accepted**. It has not been compiled by a professional archaeologist and as such is unable to make or support the statements submitted within it. However, as per my own statements and recommendation in email (29/1/26 attached) regarding this site and the archaeological potential, I would recommend that the condition be discharged. This should be done as the proposed location of the works are within reclaimed land and sufficiently distant from the area of archaeological potential further upslope as to have little impact.
- 4.8 **Public Consultation** – None required for this type of application. No responses have been received.

## **5 Summary of discussions with the agent/applicant during the course of the application**

- 5.1 Further to paragraphs 2.2 and 2.3 above, the local planning authority has worked positively and proactively with the applicant to enable a range of further and additional information to be submitted and considered, further to the details originally submitted, following officer feedback. This has enabled some of the details associated with some of the conditions applied for to be approved. It is also noted that feedback was provided to the applicant in advance of a formal decision being issued. The applicant was also provided with an opportunity to withdraw individual conditions from the application prior to a formal decision being made, but based on the responses received has chosen not to (as subsequent responses did not reference any indication regarding withdrawing any conditions).
- 5.2 It is noted that on 13/05/2026 the applicant sought additional time to provide responses to feedback sent on 08/05/2026. However, the applicant was advised on 13/05/2026 that extensions of time are considered on a case-by-case basis and are typically only agreed in exceptional circumstances. In this instance, it was not considered that any particular exceptional circumstances were arising and hence an extension of time was not entered into on this occasion by the local planning authority.

## **6. Equality Act 2010:**

- 6.1 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.

## **7 Relevant Planning Policy and Guidance**

7.1 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). In this case the development plan consists of the Reading Borough Local Plan 2019.

7.2 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

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

### **7.4 National Policy and Guidance**

National Planning Policy Framework (December 2024, as amended)

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed 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

National Planning Practice Guidance (2014 onwards) (PPG)

7.5 Reading Borough Local Plan 2019 (only the policies referenced in the conditions applied for as part of this application are specified)

- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN1 Protection and enhancement of the historic environment
- EN2 Areas of Archaeological Significance
- EN11 Waterspaces
- EN12 Biodiversity and the Green Network
- EN13 Major Landscape Features and Areas of Outstanding Natural Beauty
- EN14 Trees, Hedges and Woodlands
- EN16 Pollution and Water Resources
- EN17 Noise Generating Equipment
- EN18 Flooding and Sustainable Drainage Systems
- H3 Affordable Housing

## TR3 Access, Traffic and Highway-Related Matters

### 7.6 Other relevant guidance

Reading Borough Council Tree Strategy (March 2021)

Reading Biodiversity Action Plan (March 2021)

Reading Borough Council Strategic Flood Risk Assessment by PBA Ref 27560/4002 (June 2017)

Environment Agency Advice Note: Demonstrating the flood risk Sequential Test for Planning Applications Version 3.1 April 2012

### 7.7 Local Plan Update

7.8 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 updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. The examination-in-public of the partial update to the local plan took place in November 2025 and February 2026.

7.9 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.

7.10 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission 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’.

## 8 APPRAISAL

8.1 For ease of reference, each individual condition applied for is assessed below:

### 8.2 Condition 3:

8.2.1 The condition states:

No development shall commence until a schedule of all 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. Details shall include manufacturer’s specification details of all external facing materials. 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, including the River Thames and Major Landscape Feature, in accordance with Policies CC7, EN12 and EN13 of the Reading Borough Local Plan 2019.

8.2.2 In support of this condition, the applicant submitted a proposed materials schedule by STL Architecture LTD (5 page document, undated). The following officer feedback was provided to the applicant on 08/05/2026:

- the level and nature of information provided falls well below that required to satisfy this condition. For example,
  - o Weblinks cannot be accepted, as they may change in time – precise details are required (e.g. is the brick type called “handmade brick”? I suspect not.
  - o No details of the proposed canopy and surround to the proposed front door
  - o Only a single window detail is provided – whereas the proposal includes a series of different types of windows. Moreover, the supplier and source of the windows are “tbc”, which is not acceptable.
  - o The door details are similarly lacking and include “tbc” references again
  - o No details of the soldier courses above the proposed windows
  - o Details regarding the underside of the terraces proposed
  - o No details regarding the proposed mortar and the type of brick bonding is detailed – such details are required
  - o No details of the steps or railings at various points of the building
  - o No fascia and soffit details
  - o No details of the proposed obscure glazing
  - o No chimney details
  - o No details of the proposed materials associated with the cycle store
  - o No details of the driveway materials
- In short, comprehensive and precise information is required regarding all materials, as required by the condition.

8.2.3 The applicant responded as follows on 15/05/2026: ***“With regards to Condition 3... Particularly recognising that there is no preservation order, haven’t seen this much detail requested before. We are working on it, but it will be a couple of weeks before we can share what you are asking for. We will continue to work on it”.***

8.2.4 On the basis of the above, condition 3 cannot be approved, as insufficient information has been contained within this submission and there has been therefore been a failure to demonstrate that the proposals are satisfactory in terms of visual amenity and ensuring the new development responds positively to the local context and character, including the River Thames and Major Landscape Feature, contrary to Policies CC7, EN12 and EN13 of the Reading Borough Local Plan 2019. Condition 3 is therefore not discharged.

### 8.3 Condition 4:

8.3.1 The condition states:

No development shall commence on site, barring any demolition works down to existing ground levels only, until a scheme to mitigate flood risk impact has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall include:

- a) Detailed proposals of the compensatory flood storage being provided.
- b) Details of the void design, including the height of the openings from ground level to above design flood level.
- c) Details to ensure there will be no ground level raising on site.
- d) Void blockage scenario analysis for multiple flood events up to and including the design flood, including a reasonable worst case scenario.

The scheme shall be fully implemented prior to the first occupation of the dwelling hereby approved and subsequently maintained throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of increasing flood risk elsewhere, in accordance with section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019.

8.3.2 This condition was recommended by the Environment Agency at the time of the original application, with it being shared with the applicant on 03/11/2025. The applicant's response on 06/11/2025 agreed to the condition without any comments, with the condition subsequently included on the final decision notice.

8.3.3 In support of this condition, the applicant stated that the SuDS report by Nimbus Engineering Consultants should be taken into account.

8.3.4 The EA was formally consulted on this condition and stated:

*Condition No 4: We have reviewed the SuDS Report referenced C3710-R1-REV-A, compiled by Nimbus Engineering Consultants Limited, dated February 2026 and do not consider that this is sufficient to allow the discharge of condition 4.*

*The SuDS Report submitted and referenced by the applicant in response to Condition 4, contains no details in relation to Condition No 4 or compensatory flood storage.*

*The introductory paragraph written by Nimbus Engineering Consultants Limited confirms that they have been appointed to provide a solution for the management of surface water via a sustainable drainage strategy which is Condition No 9.*

8.3.5 This was fed into the agent on 08/05/2026. The applicant sought some clarification over the level and nature of information required to satisfy condition 4d) on 13/05/2026. An officer response was provided to the agent on 13/05/2026, including an offer to seek more clarity from the EA on this specialist matter.

8.3.6 The applicant's response on 15/05/2026 stated:

*With regards to the EA response, Condition 4...  
I believe that all components of Condition 4 are addressed, with the exception of Condition 4.1... "Detailed proposals of the compensatory flood storage being provided".*

*In real life the net benefit for the floodplain is considerable. However, due to a mix of policy that defines all outbuildings as fully floodable and due to policy guidance wording that is treated as policy that says under normal circumstances flood voids aren't considered floodable, this proposal is considered to have a net loss.*

*This was challenged many times during the planning process. In particular, as this is a rebuild rather than a new build that benefitted the floodplain, what represented 'not normal circumstances' in the guidance notes for voids. No answer was ever provided.*

*The EA continued to hold a position that they only consider policy and have no remit to consider logic, real life situations or apply judgement. The policy guidance that talks to void treatment, the EA also chose to treat as policy and as no one seems to know what "not normal circumstances" for voids are, the EA concluded there is no such thing.*

*Despite the EA's position, Reading Planning concluding there were grounds to approve the application with conditions.*

*As previously acknowledged, there is no way we can create compensatory floodplain data that shows a benefit with the assumptions the EA are using and therefore no way to put something forward the EA will accept.*

*If demonstrating compensatory flood storage using the EA's principals was a condition of being allowed to build, it should have been acknowledged that the conditions would be impossible to discharge and this planning application should have never been approved, allowing the owners to go to appeal.*

*Therefore, I ask that in this situation further compensatory flood storage work should be deemed inappropriate and the process of no value unless Reading Planning can clearly articulate what EA positions they are willing to override that will allow a meaningful and acceptable flood risk compensation calculations to be done.*

- 8.3.7 In the absence of any further specific report/documentation, it was not considered beneficial to seek any further comment from the EA. Officers consider that condition 4 cannot be discharged, as the submissions by the applicant have failed to demonstrate that the proposals would satisfactorily reduce the risk of flooding to the proposed development and future occupants and reduce the risk of increasing flood risk elsewhere, contrary to section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019. Condition 4 is therefore not discharged.

#### 8.4 Condition 6:

##### 8.4.1 The condition states:

\* The existing structures as shown on drawing ref. C3429-04 Rev E (Flood Storage Areas Lost & Gained on Proposed Plan) in Flood Risk Assessment and SuDS Report by Nimbus Ref C3429-R1-REV-F dated July 2025 as received on

06/08/2025, shall be removed in accordance with a schedule that has been submitted to and approved in writing by the Local Planning Authority, prior to any development commencing. The subsequent removal of every existing structures will be completed in accordance with the approved schedule.

Reason: The sensitive location of the site within a Major Landscape Feature, a Green Network and adjacent to a Waterspace means the retention of the existing structures would harm the visual amenity of the site and surrounding area, detract from the character and appearance of the Major Landscape Feature, negatively affect the Green Network, harm the Waterspace and would increase flood risk on-site and elsewhere. In addition, the retention of the existing dwelling would mean the development would not be making an appropriate contribution towards affordable housing to meet the needs of Reading Borough. Such impacts should therefore be mitigated against and managed, as appropriate, in accordance with sections 5, 14 and 15 of the National Planning Policy Framework (December 2024, as amended) and Policies CC7, EN11, EN12, EN13, EN18 and H3 of the Reading Borough Local Plan 2019.

8.4.2 This condition was recommended by the EA at the time of the original application. In support of this condition, the applicant submitted a phased building removal document.

8.4.3 The EA's original consultation response did not comment on condition 6. The local planning authority contacted the EA on 28/04/2026 advising that a consultation response in respect of condition 6 was expected, bearing in mind the wording of that condition was based on the EA recommended condition 3, as per the EA letter dated 29/10/25 at the time of the original planning application.

8.4.4 The EA advised the following on 15/05/2026:

*Environment Agency Position – Condition No 6*

*We have reviewed the document titled Construction Method Statement: Phased Building Removal, dated 1 May 2026 and are satisfied that Condition 6 can be discharged, in so far as it relates to matters within our remit.*

8.4.5 On the basis of the EA response, the condition can duly be discharged. In order to comply with this condition, the subsequent removal of every existing structure will be completed in accordance with the approved schedule.

8.5 Condition 7

8.5.1 The condition states:

No development shall commence on site, barring any demolition works down to existing ground levels only, until details of the proposed maintenance of the flood voids have been submitted to and approved in writing by the Local Planning Authority. The approved voids and openings shall be maintained a) in accordance with these approved details and b) for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the risk of increasing flood risk elsewhere, in

accordance with section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019.

8.5.2 This condition was recommended by the EA at the time of the original application. In support of this condition, the applicant submitted a Maintenance of Flood Voids document.

8.5.3 The EA commented as follows:

*Condition No 7: We have reviewed the Structured Schedule for the Maintenance of Flood Voids: Referenced PL/24/1614, dated 15th December 2025, and are satisfied that condition 7 can be discharged, in so far as it relates to matters within our remit.*

8.5.4 On the basis of the EA response, the condition can duly be discharged. In order to comply with this condition, the voids and openings will need to be maintained in accordance with these approved details for the lifetime of the development.

## 8.6 Condition 9

8.6.1 The condition states:

No development, barring any demolition works down to existing ground levels only, shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

a) a timetable for its implementation, and

b) a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

8.6.2 In support of this condition, the applicant submitted a SuDS report. This was duly considered by the LLFA, who has confirmed that the information provided satisfactorily complies with the requirements of the condition. Accordingly, the condition can duly be discharged. In order to comply with the condition the sustainable drainage scheme will need to be managed and maintained in accordance with the agreed management and maintenance plan.

## 8.7 Condition 11

### 8.7.1 The condition states:

\* No development shall commence on site, including any works of demolition, until a site specific Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- 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 any proposed 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.

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 Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

### 8.7.2 In support of this condition, the applicant submitted a Demolition and Construction Method Statement, alongside a series of construction management plans. In feedback provided to the applicant on 08/05/2026 it was confirmed that from a transport

perspective RBC Transport were content with elements a) to e) of the condition (as per section 4.3 above) and that the applicant should be mindful of comments raised by RBC Assistant Natural Environment Officer and GS Ecology. Planning Officer comments seeking more information in relation to parts f), g) and j) of the condition, as well as raising other inconsistencies/inaccuracies. More specifically, this stated:

- In terms of part f) of the condition, the document references a Site Waste Management Plan, but no details of what this comprises is specified in detail. I suggest that this is provided in order to demonstrate your strategy as per part f) of the condition.
- I cannot locate any measures within the stated documents in support of condition 11 in respect of part g) of the condition – measures for controlling the use of site lighting – please clarify, or provide an updated or addendum statement detailing your proposed strategy in this regard.
- I cannot locate any measures within the stated documents in support of condition 11 in respect of part j) of the condition – pest control measures – please clarify, or provide an updated or addendum statement detailing your proposed strategy in this regard.

I also note that the document (page 3) states:

The works are due to commence on 30<sup>th</sup> of March 2026

I would welcome your update in this respect, given this date is in the past. Have works commenced? If so, is this condition sought to be discharged retrospectively? I would strongly advise you not to commence works on site until this and other pre-commencement conditions have been approved by the local planning authority. If this is not followed, I may have no other option but to pass the matter onto my Planning Enforcement colleagues to investigate a possible breach of condition.

- Page 5 states Reading Police Station is in Castle St, whereas as of November 2025 the Thames Valley Police headquarters are at Atlantic House, Imperial Way, Reading, RG2 0TD. I suggest this (and the associated map) are updated for accuracy purposes.
- I am content with the measures specified in relation to parts h) and i) of the condition.

8.7.3 The applicant provided updated information on 15/05/2026, advising via email that works had not commenced on site (but not altering the CMS document, as requested) and also stating *“We acknowledge the feedback and have made multiple changes which we believe address the feedback”*.

8.7.4 Based on a further officer assessment, the matters referenced above in relation to parts f), g) and j) of the condition do not appear to have been responded to within the updated CMS document, despite the commentary above from the applicant. Furthermore, GS Ecology’s latest comments raise a number of general concerns with the information provided, with these included in full at Appendix 2. This also links into cross-cutting comments made by the RBC Assistant Natural Environment Officer.

8.7.5 Hence, whilst the CMS is satisfactory from a Transport perspective, a series of unsolved matters remain in relation to Planning Officer, GS Ecology and RBC Assistant Natural Environment Officer comments. On this basis, the condition cannot be discharged at this time, with it considered necessary to refuse the whole condition, rather than only parts of it, in-case there are overlapping issues which result in the transport based matters being amended and requiring future changes.

## 8.8 Condition 16

8.8.1 The condition states:

A) No development, barring any demolition works down to existing ground levels only, shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work, in accordance with section 16 of the National Planning Policy Framework (December 2024, as amended) and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

- 8.8.2 This condition was originally recommended by Berkshire Archaeology at the time of the application. Prior to the submission of this application the applicant engaged with Berkshire Archaeology, with Berkshire Archaeology's subsequent reply on 29/01/2026 being copied into the local planning authority.
- 8.8.3 In support of this condition, the applicant submitted a document specified as a Written Scheme of Investigation for an Archaeological Watching Brief.
- 8.8.4 As per section 4.7 above, Berkshire Archaeology's subsequent consultation response on 30/03/2026 confirmed that the WSI fell well below the recommended standards of Berkshire Archaeology and it was recommended that it is not accepted. It has not been compiled by a professional archaeologist and as such is unable to make or support the statements submitted within it. However, as per Berkshire Archaeology's own statements and recommendation within the 29/01/2026 email to the applicant (copied

into the local planning authority) regarding this site and the archaeological potential, Berkshire Archaeology recommend that the condition be discharged on that basis. This should be done as the proposed location of the works are within reclaimed land and sufficiently distant from the area of archaeological potential further upslope as to have little impact.

- 8.8.5 Accordingly, the condition will duly be discharged, not on the basis of the information provided by the applicant, but instead on the basis of the information obtained within the Berkshire Archaeology email on 29/01/2026. The decision notice will clarify this in full, detailing all the information included within the referenced Berkshire Archaeology email.

## 8.9 Condition 17

### 8.9.1 The condition states:

No development shall commence on site, barring any demolition works down to existing ground levels only, until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e) Routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby approved.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: These details are required prior to commencement of development, barring demolition works to ground level, because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment, including the Major Landscape Feature, the Green Network and the Waterspace, in accordance with Policies CC7, EN11, EN12, EN13 of the Reading Borough Local Plan 2019.

8.9.2 In support of this condition, the applicant submitted a hard and soft landscaping plan and a separate page providing notes on the plan. This was initially assessed by the RBC Assistant Natural Environment Officer, who raised a series of concerns which meant it was recommended that condition 17 was not supported for discharge. This was fed into the applicant in full on 08/05/2026. The applicant responded on 15/05/2026, in the form of updated documents and an email from the applicant's arboricultural consultant. This has been further assessed by the RBC Assistant Natural Environment Officer, who continues to consider (based on a further response received on 19/05/2026) that neither conditions 17 or 18 can presently be discharged (as per section 4.1 above) for a variety of reasons. For the purposes of brevity, the specific outstanding matters are referenced here, with the full observations (incorporating all comments from both 08/05/2026 and 19/05/2026) instead being included as Appendix 1 to this report. From purely an ecological perspective, the revised information submitted during the course of the application addressed original comments made by GS Ecology. However, concerns via the RBC Assistant Natural Environment Officer remain.

8.9.3 On this basis, this condition cannot be discharged, as ultimately the information submitted has failed to demonstrate that the landscaping of the development enhances the visual local environment, including the Major Landscape Feature, the Green Network and the Waterspace, contrary to Policies CC7, EN11, EN12, EN13 of the Reading Borough Local Plan 2019. Condition 17 is therefore not discharged.

#### 8.10 Condition 18

8.10.1 The condition states:

No development shall commence on site, barring any demolition works down to existing ground levels only, until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

8.10.2 In support of this condition, the applicant submitted a tree protection plan, arboricultural report and a supplementary email from the applicant's consultant, following initial officer feedback which advised that more information was required (as fed into the applicant on

08/05/2026). The further information was duly considered, with the subsequent response from the RBC Assistant Natural Environment Officer continuing to consider (on 19/05/2026) that condition 18 cannot be discharged (as per section 4.1 above). For the purposes of brevity, the specific outstanding matters are referenced here, with the full observations (incorporating all comments from both 08/05/2026 and 19/05/2026) instead being included as Appendix 1 to this report.

8.10.3 On this basis, this condition cannot be discharged, as ultimately the information submitted has failed to demonstrate that appropriate protection will be given to trees of amenity value within and adjacent to the site, contrary to Policy EN14 of the Reading Borough Local Plan 2019.

#### 8.11 Condition 19

8.11.1 The condition states:

\* No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of “biodiversity protection zones”.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 187 and 192 of the National Planning Policy Framework (2024) and Policy EN12 of the Reading Borough Local Plan 2019.

8.11.2 In support of this condition, the applicant submitted a Construction Environmental Management Plan, with the construction management plans submitted for condition 11

also included for this condition too. The purpose of Condition 19 is to ensure that habitats and species on site and surrounding the site are protected during the development works. This is of particular importance in this case because of the sites proximity to sensitive habitats which include the watercourse through the site and River Thames (a Priority Habitat) to the south.

8.11.3 The original documentation submitted was assessed by GS Ecology (RBC's ecology consultants), who raised a number of omissions and inconsistencies (fed into the agent on 17/04/2026). These were fed into the applicant and revised documentation was submitted on 01/05/2026. GS Ecology advised on 11/05/2026 that whilst the documentation was much improved, a number of outstanding issues remained. This was fed into the applicant on 11/05/2026. Further to the information submitted by the applicant on 15/05/2026, GS Ecology provided final comments on 18/05/2026, reiterating that outstanding issues remained, *"notably regarding inconsistencies between the demolition methodology and relating to bats and the use of advisory wording for mitigation measures"*. The full observations are included as Appendix 2 to this report.

8.11.4 On the basis of the above, this condition cannot be discharged, as ultimately the documentation submitted has failed to demonstrate that the proposals would satisfactorily minimise impacts on biodiversity, contrary to Paragraphs 187 and 192 of the National Planning Policy Framework (2024) and Policy EN12 of the Reading Borough Local Plan 2019. Condition 19 is therefore not discharged.

## 8.12 Condition 20

8.12.1 The condition states:

No development, barring demolition, shall commence on site until a report detailing the external lighting scheme and how this will not a) adversely impact upon wildlife and b) for the protection of amenity of occupiers and neighbours, has been submitted to and approved in writing by the Local Planning Authority.

In relation to a) the report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 0.5 lux demonstrating that the River Thames to the southern boundary remains unlit

In relation to b) the report shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled.

The approved scheme in relation to a) and b) shall thereafter be installed before first occupation of the dwellinghouse hereby approved and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: To limit the impact of light pollution from artificial light on nature conservation and to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with paragraph 192 of the National Planning Policy Framework (2024) and Policies CC7, CC8, EN12, EN13, EN16 of the Reading Borough Local Plan 2019.

8.12.2 In support of this condition, the applicant submitted some lighting details as part of the soft and hard landscaping plan. GS Ecology advise that the information provided does not include the level of detail required by the wording of the condition, which is required owing to the sensitive location of the site adjacent to the River Thames and surrounding trees and other vegetation which may be used by nocturnal wildlife, including bats. Furthermore, Planning Officers consider that lighting details are also required to protect amenity of nearby and future occupiers too. The information submitted is insufficient for an appropriate assessment to take place.

8.12.3 Hence, it is not possible for the condition to be discharged, as there has been a failure to demonstrate that the proposals would satisfactorily limit the impact of light pollution from artificial light on nature conservation, nor satisfactorily protect the privacy and amenity of adjoining and future occupiers, nor enhance the appearance of the development, which is all contrary to paragraph 192 of the National Planning Policy Framework (2024) and Policies CC7, CC8, EN12, EN13, EN16 of the Reading Borough Local Plan 2019.

### 8.13 Condition 21

8.13.1 The condition states:

No externally located 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 for in accordance with BS4142:2014 methodology. 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. 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. 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: 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.

8.13.2 In support of this condition, the applicant has submitted heat pump technical information. This has been assessed by RBC Environmental Protection, who as per section 4.4 above, are satisfied with the information provided. Accordingly, the condition can duly be discharged. In order to comply with the condition the plant will need to be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

#### 8.14 Condition 22

8.14.1 The condition states:

Prior to the first occupation of the residential unit hereby approved, details of measures to protect the privacy of neighbouring occupiers from the raised ground floor and first floor external terrace areas on the south elevation of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Should privacy screens be proposed, details shall include the location and position of the screens, their dimensions, design and manufacturer's specification, and ongoing maintenance arrangements. The approved measures will be installed before the first occupation of the residential unit hereby approved and shall be permanently maintained as such at all times thereafter.

Reason: These details are required due to insufficient information being contained within the application, to safeguard the amenities of the adjoining residential units from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8.14.2 In support of this condition, the applicant has submitted a 4-page 'Terrace Privacy' document, which effectively seeks to justify that no measures are required.

8.14.3 The following officer feedback was provided to the applicant on 08/05/2026:

In respect of condition 22, I can advise that your submission respectfully misses the point of the condition, as explained at paragraphs 8.46-8.47 of the officer delegated report. The document submitted does not respond to the matters raised within the officer report. The submission is unsatisfactory and the condition will not be discharged on this basis. If you wish to submit any altered or revised details, please submit these by 15<sup>th</sup> May for consideration. I would also point out that page 1 of your submission references "slide 5", but the document submitted only contains 4 pages. It is therefore unclear what 'slide 5' entails and it has not been received or considered.

8.14.4 For completeness, paragraphs 8.46 – 8.47 of the officer delegated report in respect of the original permission are stated below:

#### Impact on nearby occupiers

8.46 First, taking into account the impact on existing nearby occupiers, the proposed footprint of the dwelling would be too distant from either neighbouring property to cause significantly harmful overlooking or loss of privacy between separate habitable rooms. However, the proposals, owing to the stilt design and proposed mass (in comparison with the existing arrangements, with a single storey structure on the riverbank) is acknowledged to provide new and expanded opportunities for overlooking (and resultant loss of privacy) to both neighbouring properties from the east and west facing side windows and openings proposed on both floors of the proposed dwelling. Close to the eastern boundary with Creek House the proposal includes two windows at raised ground floor level (one a secondary window in a dual aspect study and the other within a store room) and one en-suite bathroom window at first floor level. Owing to the land levels and there being no alterations proposed to the boundary treatment, whilst acknowledging there would continue to be vegetation at this point, to protect the amenity of Creek House occupiers in their rear amenity space, it is recommended that a condition be included for these windows to be obscure glazed and not be openable below a height of 1.7 metres when measured from the floor level of the room within which they are located.



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8.47 Close to the western boundary, the proposals include a single window at both raised ground floor level and first floor level. Whilst it is acknowledged that the site plan specifies a new hedge on this boundary (but landscaping is not necessarily a permanent addition and may change through the seasons), the same condition securing these windows to include obscure glazing will be necessary, to protect the amenity space of neighbouring Waimarie from harmful overlooking and loss of privacy. It is also acknowledged that the proposals include steps on the north elevations (as part of the entrances). The overlooking possible from these entrance points are not considered so significant to warrant any measures to protect nearby amenity. On the south elevation however, it is shown that full width terraces are proposed at both raised ground floor and first floor level. It is considered necessary to secure details, via condition, of measures to reduce loss of privacy to the amenity spaces of neighbouring properties, from these external terraces. It is likely that some form of screening will be required at these points.

8.14.5 The applicant did not respond to the feedback in subsequent replies on the application.

8.14.6 On the basis of the above, this condition cannot be discharged, as it is considered unacceptable that no measures are proposed and hence the proposals do not safeguard

the amenities of the adjoining residential units from overlooking and loss of privacy, contrary to Policy CC8 of the Reading Borough Local Plan 2019. Condition 22 is therefore not discharged.

## **9 CONCLUSION**

9.1 On the basis of the above appraisal, a split decision will be required to be issued, approving the details associated with some of the conditions applied for, but refusing others on the basis of unsatisfactory information being submitted.

9.2 More specifically, the following conditions will be approved:

Conditions 6, 7, 9, 16, 21

9.3 The following conditions will be refused and not discharged:

Conditions 3, 4, 11, 17, 18, 19, 20, 22

9.4 On the decision notice, the two following informatives will also be included:

In respect of the conditions hereby approved, where a submission is required and has been provided, these conditions shall be considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

The Local Planning Authority has worked positively and proactively with the applicant to enable a range of further and additional information to be submitted and considered, further to the details originally submitted, following officer feedback. This has enabled some of the details associated with some of the conditions applied for to be approved. It is also noted that feedback was provided to the applicant in advance of a formal decision being issued. The applicant was also provided with an opportunity to withdraw individual conditions from the application prior to a formal decision being made, but based on the responses received has chosen not to. Hence the issuing of this split decision, approving a number of conditions but also refusing a number of details associated with other conditions.

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- Appendix 1 – Full observations by RBC Assistant Natural Environment Officer, dated 19/05/2026, which also incorporate original observations dated and fed into the applicant on 08/05/2026.
- Appendix 2 – Full observations by GS Ecology (RBC's Ecology consultants), dated 18/05/2026.