DELEGATED APPLICATION REPORT
SITE ADDRESS: 10 Castle Street, Reading
APPLICATION NUMBER: 211913/FUL & 211958/LBC (Joint Report)
PROPOSAL: Conversion of the existing building to mixed restaurant/takeaway (Sui Generis) use at basement/ground floor with the creation of 4 flats (Use Class C3) across the ground, first, second and third floors with external alterations to the rear elevation
EXTENDED TARGET DATE: 03/03/23 (for both applications)
CASE OFFICER: Connie Davis

Site Description and Surrounding Area

The application site is a Grade II, 4 storey terrace property located on the northern side of Castle Street. It falls within one of Reading Borough's High Street Heritage Action Zones (HSHAZ), which forms part of a heritage-led regeneration initiative led by Historic England working with local councils to create economic growth and improve the quality of life in Reading Borough's historic high streets.

In addition, the site is located within the St Mary's Butt's/Castle Street Conservation Are, High Street Heritage Action Zone (HSHAZ) and is within an Air Quality Management Area.

The Listing of the site is as follows:

The site is a Grade II listed building and it is listed for its group value with numbers 10-12 (even) Castle Street. The list description states '*2. Circa 1800. 3 storeys and attic. Red brick with brick flat arches and 1st floor cill band No10 retains dentil brick cornice. Parapet to both. Slight mansard to slate roof. Glazing bar sash windows in 3 ranges (including dormers). Outer 1st and 2nd floor windows tripartite. 2 modern shop fronts on ground floor and central round headed doorway with radiating and wreathed fanlight and 6 panel door approached by 3 steps. No 12 entered from side.*'

At ground and basement level, the site is occupied by Sweeney & Todd, a restaurant/ takeaway. On the upper floors, the building comprises of storage space. This part of Castle Street primarily consists of businesses at ground floor level and residential/ offices at the upper floors.

Proposal
The proposal comprises the change of use of the ground floor restaurant (Use Class E) and upper floors in storage use to a sui generis use at ground floor and basement and 4 residential flats (Use Class C3); more specifically 3 x 1 bed flats and 1 x 2 bed flat. One flat would be provided at ground floor, converting the existing dining area of current restaurant/ take away, which is the rear portion of the floor, two at first floor and one at second floor. The restaurant/ takeaway would remain at the front of the unit at ground floor level, and in the basement.

No additions to the building area are proposed and the only external alteration would be the partial demolition of the single storey rear infill extension. The proposed erection of a new external wall measuring 2.8 metres from the external boundary of the site would allow the creation of a courtyard area to serve the proposed ground floor flat. Bicycle storage is proposed at first floor along with bin stoage and the development is proposed to be a car free development.

Documents/ Plans considered

Application Form
CIL Form
Supporting Letter
Planning and Heritage Statement
561.100.PL.01 – Existing Floorplans: Basement, Ground and First Floor
561.100.PL.02 – Existing Floorplans: Second & Third Floor
561.100.PL.03 – Existing Section
561.100.PL.04 – Existing Elevations
561.100.PL.05 – Proposed Ground Floor and Basement
561.100.PL.06 – Proposed Upper Floors
561.100.PL.07 – Proposed Section
561.100.PL.08 – Proposed Elevations
561.1250.PL.01 – Location Plan
561.200.PL.01 – Existing Site Plan
561.200.PL.02 – Proposed Site Plan
BREEAM Pre-assessment report
Noise Impact Assessment Report. Report 23042.NIA.01

Received 26th November 2021

Relevant Planning History

80/TP/0758 – Listed Building Consent restaurant facilities in basement (rear yard) & Minor Modifications – Conditional Consent

79/TP/1158 – Change of use on 1st and 2nd floors from retail to office – Conditional Consent

79/TP/0938 – Listed Building Consent Conversion of Church Rooms to Kitchen – Conditional Consent

77/TP/0517 – Change of use to wine bar and staff rooms – Conditional Consent

77/TP/0840 – As above with hairdressing salon – Conditional Consent

Consultation

Internal

Transport – *No objection subject to condition*

Ecology – *No objection*

Conservation and Urban Design Officer – *No comments received (but comments from pre-app have been used)*

Environmental Health – *No objection subject to conditions*

Archaeology – No objection

Conservation Area Advisory Committee (CAAC) – *No comments received*

Thames Water – *No objection*

Natural Environment – *No objection*

Public

The following addresses were formally consulted via letter (for both the FUL and LBC application):

8, 12, 12a Castle Street
St Mary's church
34 St Mary's Butts
35-37 St Mary's Butts

A site notice for each application was also displayed for the required 21 days.

No representations have been received for either application.

Planning policies

National Planning Policy Framework (NPPF) (2021)
National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

CC1 Presumption in favour of sustainable development
CC2 Sustainable design and construction
CC3 Adaptation to climate change
CC5 Waste minimisation and storage
CC6 Accessibility and the integrity of development
CC7 Design and the public realm
EN1 Protection and enhancement of the historic environment
EN2 Areas of archaeological significance
EN3 Enhancement of conservation areas
EN6 New development in a historic context
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air quality
EN16 Pollution and Water Resources
EM3 Loss of Employment Land
H1 Provision of housing
H2 Density and mix
H3 Affordable housing
H8 Residential Conversions
TR1 Achieving the transport strategy
TR3 Access, traffic and highway related matters
TR5 Car and cycle parking and electric vehicle charging
RL1 Network and Hierarchy of Centres
CR6 Living in Central Reading

Supplementary Planning Guidance/Documents
Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2019)
Planning Obligations Under S106, April 2015
Affordable Housing Supplementary Planning Document, March 2021

Other Documents
St Mary's Butts/Castle Street Conservation Area Appraisal 2008

Appraisal
The main issues to be considered are:

a) Principle of Development
b) Design and impact on Listed Building, Conservation Area and HSHAZ
c) Residential Amenity of Existing and Future Residents
d) Transport Matters
e) Environmental Protection Matters
f) Ecology
g) Sustainability
h) Section 106 Legal Agreement and Community Infrastructure Levy (CIL)

a) Principle of Development

The applicant's supporting statement details that the upper floors of the building have been in use as storage for the last 7 years and the upper floors do not meet the demands required from a modern business environment. There is not considered strong policy justification to resist the loss of unused storage space.

It is noted that paragraph 123 of the NPPF 2021 states:

Local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to use: a) retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;

It is recognised at both national and local level that the introduction of residential accommodation within centres serves to enhance the vitality and viability of those areas as well as being an important source of delivering affordable housing in sustainable locations. It is also supported by Policy RL1 which notes that 'residential use of upper floors' would be acceptable in all centres. It is noted that there has been other conversions from office to residential along this part of Castle Street.

It is also recognised that the building's listed status prevents the utilisation of permitted development rights to create the residential units. Given the loss of the existing use is considered acceptable, it is considered that the principle of providing a residential use is acceptable, which aligns with the broad objectives of Policy H1 in assisting in meeting the annual housing targets.

Following on from this, the mix of 3x1 and 1x2 bed flats means that the proposal will provide a variety of flat sizes to serve a range of household types. The overall size of the scheme (4 units) means that housing mix stipulations in Policy CR6 of the Local Plan do not apply in this instance; in any event a suitable mix is shown to be proposed in this case.

In terms of the ground/ basement level restaurant and takeaway, the site is currently in operation in this use. As such, there would not be considered resistance to this given the

current use subject to consideration of relevant residential amenity matters of having the two uses adjacent to each other.

b) <u>Design and impact on Listed Building, Conservation Area and HSHAZ</u>

Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character.

Policy EN1 (Protection and Enhancement of the Historic Environment) states that historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced

Policy EN3 (Enhancement of Conservation Areas) states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

No external changes are proposed to the front elevation (to which the listing description refers) and as such, the proposals are not considered to result in any adverse effect on the visual amenities of Castle Street. A rear infill extension is proposed to be demolished (4m in depth) that currently serves as part of the rear dining room for the existing restaurant. The demolition of the extension, which is not an original feature of the building, is considered acceptable in principle and not to significantly harm the appearance of the Listed Building, as confirmed by the Conservation/ Urban Design Officer. Following the demolition, two sets of rear double doors will be installed along with a roof lantern, for the ground floor flat. Materials will match those of the existing building.

As noted earlier on, the site is located within a High Street Heritage Action Zone (HSHAZ). Given the proposal would likely not be considered to result in any harm to the character or the appearance of the Conservation Area, securing a financial contribution, by way of a S106 legal agreement, to enhance the public realm within the HSHAZ, would not be reasonable.

The site is located on an area of Archaeological Potential/ significance however as no ground works our proposed, the proposal is considered acceptable in terms of the historic environment.

As such, the proposal is considered to accord with Policies CC7, EN1, EN2 and EN3 of the Reading Borough Local Plan (2019).

c) <u>Residential Amenity of Existing and Future Residents</u>

Policy CC8 states that *'Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*

- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

The proposal does not include any extensions such so there is not considered to be a loss of light or overbearing impact to any neighbouring property. Whilst the new residential use may result in some additional level of noise for neighbouring properties, particularly through the use of the proposed courtyard, this is not considered to be detrimental due to the size of the proposed dwellings and the number of residents living in the properties would largely be constrained by the number of bed spaces.

Policy H5 states that new dwellings should meet the minimum national prescribed space standards. All of the proposed dwellings accord with the standards, as do bedroom sizes, with inbuilt storage shown. All habitable rooms (bedrooms and living areas – with open plan kitchens) have windows serving them (facing the front or rear of the property). The rooms are appropriately stacked across the floors. A welcome benefit of the scheme is the provision of some garden amenity space as it is generally the case that the majority of town centre dwellings are unable to provide meaningful amenity space. It is proposed to be a private amenity space for the ground floor flat. Whilst not overly large, and would not benefit all residents of the site, given the site's accessible location and access to nearby public amenities, combined with the existing site constraints and desire to secure a future use of the listed building, this is considered to outweigh any concerns over provision of private amenity space. On balance, the provision is considered appropriate in this instance in this central area location and to accord with Policies CC8, H5 and H10 of the Reading Borough Local Plan (2019).

d) <u>Transport Matters</u>

The site is located within the Reading Central Area and within Reading's primary shopping area which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments. The site is in a key central location, and in close proximity to Reading rail station. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces.

Whilst there is no parking available on the site, the surrounding road network has extensive parking restrictions preventing unauthorised on-street parking. Residents would not be eligible to apply for residents' or visitors' parking permits. This will be covered via an appropriate condition and informative. A car free development would be acceptable in this location. Loading bays are located along the frontage of the site which are used to service the existing retail use. In addition to this paid parking permit bays are also located adjacent to the site.

In accordance with the adopted Parking SPD, the development would be required to provide a minimum of 0.5 cycle parking spaces for a 1-2 bedroom flat which would equate to 2 spaces, these should be in a conveniently located, lockable, covered store. Submitted plans indicate that cycle storage for 2 is to be located on the ground floor which in the sustainable location is considered acceptable. Environmental Health colleagues have confirmed that they do not have issue with the proposed bin store in terms of odour.

Bin storage should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in buildings to avoid the stationing of service vehicles on the carriageway for excessive periods. The Council's Waste Management Team should be contacted to ensure the correct capacities of bins are provided for the development. Bin storage is proposed at first floor level. Given the site is within a Conservation Area and High Street Heritage Action Zone, Officers are wanting to ensure that refuse is not left on the pavement for collection. It is considered that due to the scheme comprising of 4 flats, a suitable refuse management plan can be secured via condition. Refuse from the restaurant / takeaway is proposed at ground floor/basement level and would be stored internally before being collection by private arrangement on a weekly basis.

As such, the proposal is considered acceptable in relation to Policies CC5, TR3 and TR5 of the Reading Borough Local Plan (2019).

e) <u>Environmental Protection Matters</u>

Following consultation with Environmental Health Officers, two main issues would need to need to be considered are noise disturbance, odour assessment and air quality for future occupiers of the development.

<u>Noise impact on development</u>
The development would likely be affected by road noise and noise from the night club opposite, and also noise from the ground floor use through noise transfer through the structure and noise from the kitchen extraction. As such, a noise assessment has been carried out and reviewed by Environmental Health Officers. However, a number of queries were posed over the assessment. As such, in the absence of resolution to these queries, a condition will be required to submit a further noise assessment to ensure the proposal is considered acceptable in relation to Policy EN16 of the Reading Borough Local Plan (2019). is required to be submitted.

A noise assessment should also be provided should new kitchen extraction equipment be installed to the restaurant. There is no indication of this in the proposal. Given that separate planning permission/ listed building consent would be required to install this, it is not considered necessary to include a condition requiring a noise assessment to be provided in advance of installation. A noise assessment will be required should separate applications for this equipment be submitted to the Local Planning Authority.

<u>Odour</u>

The proposal entails a restaurant. Cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) or the (withdrawn) DEFRA version (Jan 2005). An odour assessment will be secured via condition, as recommended by Environmental Health Officers in line with Policy EN16 of the Reading Borough Local Plan (2019).

<u>Air Quality - Increased exposure</u>
The proposed development is located within an Air Quality Management Area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO2) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application.

The applicant would need to demonstrate sufficient mitigation measures would be implemented to protect the residents from the effects of poor air quality.

Where the development involves converting an existing building and allowing a buffer zone is not an option then it may be that other mitigation could be applied. In the first instance this would be to implement measures to reduce the level at the facade of the property by creating a barrier between the property and the carriageway, such as close boarded fencing or planting vegetation.

If this were not possible then locating habitable rooms away from the source of pollution or the use of mechanical ventilation with the inlet on the clean side of the property might be acceptable. This list of potential measures is by no means an exhaustive list.

Mitigation against increased exposure:

- Mechanical ventilation – inlets from the 'clean' side of the development, long term maintenance needs to be addressed
- Buffer zones – consider increasing distance of the building façade from very busy roads
- Habitable rooms – consider placing stairwells, corridors and bathrooms on the façade fronting pollution source
- Mixed use – locate any sensitive uses on higher floors, allowing commercial use on lower elevations
- Balconies – consider avoiding use in areas of exceedance, especially on ground and first floor level
- Non-opening front windows – this should only be considered in certain circumstances, needs to be balanced against loss of freedom for future occupants

Reading Borough Council's Air Quality Policy EN15 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality. In the absence of an air quality assessment being submitted, a pre-commencement condition requiring an air quality assessment to be submitted detailing if any mitigation measures are required to ensure the proposal is acceptable in terms of Policy EN15 of the Reading Borough Local Plan (2019).

f) <u>The Natural Environment</u>

Ecology

Upon consultation with the Council's Ecologist, it can be confirmed that the upper floors are unlikely to host bats (or other protected species) and therefore these will not be affected as a result of the proposal. As such, the scheme is considered acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019).

Trees

The site is within a conservation area, the AQMA and a low canopy cover Ward. As such, it is a priority site for tree/vegetation retention and planting. Ideally proposals should increase or provide some greening to meet with the aims of our Tree Strategy.

However, I note the constrained nature of the site and the listed building status. I suspect the retrofitting of green roofs to the retained roof over he first floor (at the back of the site) will not be feasible. The only space therefore is a small courtyard garden to the rear into which there is

very little space for planting without impacting amenity space provision. Whilst the location of the site demands green provision, in this case, it is arguably not appropriate.

Whilst a tree is located on the site boundary, this would not be harmed as a result of the development, as confirmed by the Natural Environment Officer. An informative will be attached reminding the applicant that any pruning to this tree will require consent as it is located within a Conservation Area. The proposal is therefore considered acceptable in relation to Policy EN14 of the Reading Borough Local Plan (2019).

g) <u>Sustainability</u>

Policy CC2 of the Local Plan requires new development to reduce the consumption of resources and materials and includes that "*All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'VERY GOOD' standards, as a minimum*" and that *"Conversions to residential should incorporate water conservation measures."*

A Design stage BREEAM report has been submitted which demonstrates that the development would meet the 'Very Good' rating

g) S106 Legal Agreement and Community Infrastructure Levy (CIL)

Policy H3 requires that *'…on sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough'*. This policy would need to be taken into account in any submission and appropriate S106 contributions would be sought.

The applicant has submitted a viability assessment which concluded that they would not be able to provide a monetary affordable housing contribution.

RECCOMENDATION: GRANT full planning permission and Listed Building Consent subject to the following conditions and informatives:

FUL planning permission

Conditions:

1. Time Limit
2. Approved Plans
3. Materials to match

4. [Pre-commencement] <u>No development shall commence on site until</u> a detailed scheme, informed by an assessment of the current noise environment (including licensed premises in the vicinity and the proposed ground floor use) for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB $L_{A,max,F}$ more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended

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

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

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

5. [Pre-commencement] No development shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) or the (withdrawn) DEFRA version (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. When assessing potential odours, the assessment shall consider the full range of cooking types that may be conducted under the permitted use. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

6. [Pre-commencement] No development shall commence on site until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

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

7. [Pre-commencement] No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
b) Location on site for storage of plant and materials used in constructing the development;
c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
d) Identification of any footpath closures or road closures needed during construction;
e) Required wheel washing facilities on site;
f) A scheme for recycling waste resulting from the construction works.
g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

8. [Pre-commencement] 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.

9. 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 the standard set out in the Interim BREEAM Certificate referred to in condition 8.

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.

10. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

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.

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

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

12. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

Informatives:

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Highways
6. Parking Permits
7. Listed Building Consent required
8. Positive and Proactive
9. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to Conservation Area status will require submission of a Section 211 Notice.
10. CIL
11. S106
12. Pre-commencement conditions

Listed Building Consent

Conditions

1. Time Limit
2. Approved Plans
3. Materials to match

Informatives

1. Terms
2. Planning Permission required
3. Positive and Proactive