

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0879 Removal/variation of conditions

Address: MOORINGS, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EJ

Proposal: Proposed s73 variation of conditions 2 (Approved plans), 5 (Gate and Piers), 11 (Biodiversity Enhancements), 12 (Vehicle Parking), 13 (Vehicle Access), 14 (Bin Stores) and 19 (Garden Outbuilding) of planning permission ref. PL/25/1100 (Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden). Proposed additional rear dormer and window, changes to single storey roof design, additional ground floor window to west elevation, additional rooflights and solar panels to the east and west roof slopes, additional solar panels to flat roof of outbuilding, addition of solar battery and inverter to east elevation of house and relocation of entrance gates and piers to avoid root protection areas of trees

Applicant: Mr & Mrs Alistair and Samantha Jayne-Coupe

Received date: 02/07/2026

Target Decision date: 01/09/2026

Case Officer: Matthew Burns

1. SITE DESCRIPTION

The application site formerly consisted of a detached house sited on a large plot with mature vegetation and set back from the Upper Warren Road. The dwelling has now been demolished following implementation of planning permission ref. PL/25/1100 which gave permission for a replacement dwelling at the site, including garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden. Aside from demolition no other parts of the development have progressed.

The site is located within an existing green link as defined by Policy EN12. The surrounding area is considered predominantly residential with a mix of large two storey detached dwellings with generously sized plots. The dwellings within the immediate surrounding area consist of a variety of designs with regards to appearance and scale. The property is not a listed building or located within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks to vary (under s73) the approved plans under condition 2 of the extant planning permission to make changes to the approved development. The proposed changes include:

- An additional rear dormer and windows,
- Changes to single storey roof design,
- Additional ground floor window to west elevation,
- Additional rooflights and solar panels to the east and west roof slopes,
- Additional solar panels to flat roof of outbuilding,
- Addition of solar battery and inverter to east elevation of house
- Relocation of entrance gates and boundary fence to avoid root protection areas of trees

The proposals also seek to vary condition 5 (arboricultural method statement for the proposed gates, boundary wall and driveway) to amend the wording of the condition to refer only to the need for a arboricultural method statement in relation to the driveway following amendments to the location of the gates and boundary wall.

As a consequence of the proposed amended plans under condition 2, conditions 11 (Biodiversity Enhancements), 12 (Vehicle Parking), 13 (Vehicle Access), 14 (Bin Stores) and 19 (Garden Outbuilding) of the original planning permission ref. PL/25/1100 also need to be varied in order to reference the latest relevant proposed plans.

3. CONSULTATIONS

RBC Natural Environment – No objection. Confirm that the proposed amended location of the gates and boundary wall mean the arboricultural method statement required to be submitted and agreed under condition 5 is no longer required for these elements but that the condition is required to be retained in relation to works to provide the proposed driveway and access to the site.

RBC Transport – No objection.

Ecology Adviser – No objection.

Public Notification

A site notice was displayed at the application site on 15th July 2026.

No letters of representation have been received.

4. LEGAL AND PLANNING POLICY CONTEXT

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 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.

Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

NPPF (2026):

Policy S3 (Presumption in Favour of Sustainable Development)
Policy S4 (Principle of Development within Settlements)
Policy DP3 (Key Principles for Well Designed Places)
Policy CC3 (Adaptation to Climate Change)
Policy N2 (Nature Recovery and Biodiversity);
Policy N3 (Trees in New Development);
Policy TR4 (Street Design, Access and Parking)
Policy P3 (Living Conditions)

National Planning Practice Guidance (2014 onwards)

Of particular note is paragraph 015:

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new

permission sits alongside the extant permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the extant planning permission unless they have already been discharged.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the extant permission. If the original permission was subject to a planning obligation, then this may need to be the subject of a deed of variation.

Reading Borough Local Plan 2019

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC5: Waste Minimisation and Storage
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design (2011)
Sustainable Design and Construction (2019)

Local Plan Update

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. The submission draft of the Local Plan Partial Update (LPPU) was submitted on 9th May 2025 and examined earlier this year. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings took place in February 2026.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that, they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

Whilst at this time, the examination of the LPPU has reached a fairly advanced stage the weight that can be attributed to policies within the LPPU depends on the degree to which modifications are proposed to relevant policies. Where it is considered any updated policies within the LPPU that are relevant to the changes to the approved development proposed by this s73a variation of conditions application can be attributed significant weight this will be outlined in this report if relevant.

5. APPRAISAL

The Planning Practice Guidance on flexible options for planning permissions confirms that section 73 applications are considered against the...

“...Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission”.

With this context in mind, many of the matters that have already been considered appropriate, are not repeated in this assessment. Furthermore, technical matters not impacted by the proposed changes are not explicitly referenced within this appraisal and conditions included on the original permission satisfying these elements satisfactorily (barring in a number of instances an update to the plans referenced). Instead, as per the guidance above, the focus of attention is on the proposed changes to the development and national and local policy and other material considerations which have changed significantly. A new NPPF was published in August 2026 and relevant new policies within this are discussed in the appraisal section below.

With the above in mind the main considerations for the amendments proposed are considered to be:

- Design and Character Impacts
- Amenity Impacts (both future occupiers and neighbours)
- Natural Environment Impacts
- Transport Impacts
- Sustainability and Adaptation to Climate Change Impacts

Design and Character Impacts

Policy CC7 of the Local Plan (2019) and Policy DP3 of the NPPF (2026) state that the appearance and character of development should integrate with and enhance its surroundings.

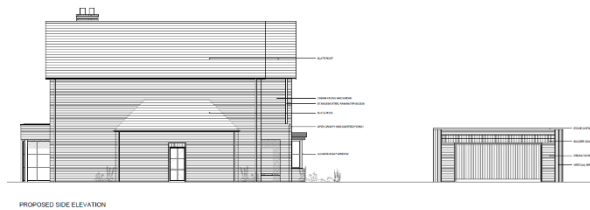
The main design changes proposed to the approved replacement dwelling is the addition of a rear dormer roof extension and two windows to the rear roof gables also at roof (second floor) level and a change to the roof form of the single storey side element from a hipped roof to a barn hip roof. The approved and proposed front, rear and side elevations are shown below. The proposed rear dormer is considered to appear proportionate within and not to dominate the rear roof slope and similarly the two rear windows are modest in size, whilst the introduction of a barn hip end to the single storey side element would continue to integrate satisfactorily with the approved design of the replacement dwelling.



Approved Front (top) and Rear Elevations



Proposed Front (top) and Rear Elevations



Approved Side Elevations

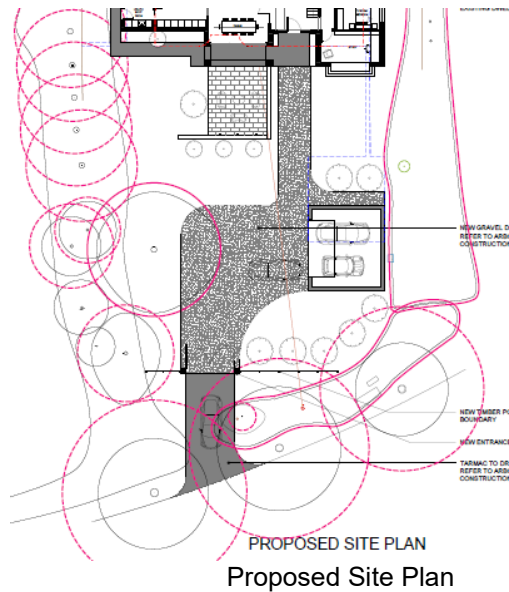
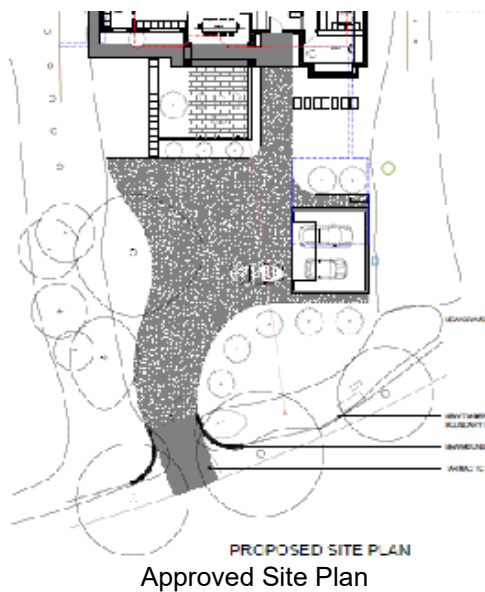


Proposed Side Elevations

The proposed additional roof lights to the flank roof slopes together with solar panels would also not dominate the flank roof slopes and are not considered to disrupt or be harmful to the appearance of the approved replacement dwelling nor is the additional of solar panels to the roof of the approved rear outbuilding. At ground floor level the proposed solar battery inverter to the eastern elevation of the dwelling is modest in size and would be clad in timber panels such that no adverse visual impact is identified from this addition nor the proposed additional ground floor window to this elevation.

Whilst the proposals would create a second floor of habitable accommodation this would be provided within the approved roof space with no increase in height or volume of the roof (apart from the single proposed rear dormer) proposed. The creation of a second floor of habitable accommodation is not considered to result in any adverse impacts from an appearance and character perspective given the varied style and appearance of dwellings in the surrounding area.

The proposed re-siting of the approved entrance gates and piers such that these are more set back from Upper Warren Avenue, is not considered to have an adverse visual impact, rather the set back of the gates reduces the visual impact from street-level. The approved and proposed site plans showing this change is shown below. This together with the reduced extent of driveway hardstanding proposed are considered to be improvements to the approved design and would result in a more sympathetic integration of the proposals with the character of the surrounding area where green space and trees around dwellings and fronting Upper Warren Avenue is a key part of the area's low-density suburban character.



Dwellings in the surrounding area are predominantly large, detached dwellings but present a wide variety of styles and appearances. Overall, the proposed design changes are considered to be minor and would not significantly alter the appearance of the approved replacement dwelling which it is considered would still integrate satisfactorily with the character of dwellings found within the surrounding area in accordance with Policies CC7 and DP3.

Amenity Impacts (both future occupiers and neighbours)

Policy CC8 of the Local Plan (2019) and Policy P3 of the NPPF (2026) state that development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for occupier of new residential development.

The proposed additional roof lights to the flank roof slopes are shown on the proposed plans to be sited above 1.7m from the internal second floor level of the approved replacement dwelling. At this height it is not considered that the roof lights would allow for any overlooking or loss of privacy to the neighbouring dwellings either side of the site. The additional dormer and windows to the rear elevation at second floor level are not considered to result in any additional overlooking or privacy impacts beyond those rear windows already approved at first floor level and no additional adverse impacts are identified.

No increase in the height or footprint of the approved replacement dwelling is proposed such that the design changes are not considered to result in any adverse overbearing or overshadowing impacts.

In terms of standard of accommodation for future occupiers the proposed additional second floor level of accommodation within the roof space is shown to provide two additional bedrooms. In term of daylight the bedrooms would be served by the proposed roof lights to the flank roof slopes and to the approved flat crown roof of the dwelling. These bedrooms being served only by roof lights is sub-optimal in terms of receipt of daylight and outlook albeit there is no requirement for these rooms to be used as bedrooms and the spaces could be used for other purposes by the owner such as a gym or study rooms and the dwelling would continue to be served by 3 other large bedrooms. No significant concerns are identified in terms of standard of accommodation that would be provide by the replacement dwelling.

The proposed amendments are not considered to present any conflict with Policies CC8 or P3.

Natural Environment Impacts

Policy N2 of the NPPF (2026) states that development should contribute positively to the natural environment. Policy EN14 of the Local Plan (2019) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting. Policy EN12 of the Local Plan (2019) requires that development should not result in a net loss in biodiversity.

The application seeks to amend the wording of condition 5 of the extant planning permission. This condition requires that an arboricultural method statement (AMS) is submitted and approved by the Local Planning Authority prior to any development relating to the approved entrance gates, piers and driveway commencing given these elements would be sited within the root protection areas (RPAs) of a group of Lime Trees to the site frontage with Upper Warren Avenue that are of visual amenity value (not TPO trees). The condition is to ensure that any construction works within the RPAs of these trees is carried out in an appropriate manner such as to not harm the Lime trees or their roots.

The RBC Natural Environment Officer has confirmed that the proposed revised position of the entrance gates and piers is such that they would be located just outside of any RPAs such that an AMS would now not be required in relation to these elements. However, they have advised that an AMS would still be required in relation to the proposed driveway and access which would still extend to within surrounding RPAs. Therefore, it is recommended that the wording of condition 5 is amended to reflect this.

The application initially sought to remove condition 5 in its entirety but following confirmation from RBC Natural Environment Officer that an AMS would still be required in relation to the proposed driveway it was agreed with the applicant that condition 5 would instead be retained but the wording amended as discussed above.

The proposals do not seek to amend the landscaping, including tree planting and biodiversity enhancements approved under the extant planning permission and the RBC Ecology Adviser has confirmed that they are satisfied the proposals would continue to result in a net gain in biodiversity.

The proposals would accord with Policies EN12, EN14 and N2.

Transport Impacts

Policy TR4 of the NPPF (2026) states that transport considerations should be integral to the design of development. Policies TR3 and TR5 of the Local Plan (2019) seek to address access, traffic, highway and parking relates matters relating to development.

RBC Transport Officers have confirmed they have no objection to the revised siting of the proposed entrance gates which would continue to open away from the highway. There is ample space within the site, and no changes are proposed in respect of parking provision which would remain as approved. The proposed amendments are considered to accord with Policies TR4, TR3 and TR5.

Energy and Adaptation to Climate Change Impacts

Policy CC3 of the NPPF (2026) and CC3 of the Local Plan (2019) states that development proposals should take into account the current and potential impacts of climate change and minimise vulnerability to these impacts. Policy H5 of the Local Plan (2019) states that development should achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate in the 2013 Building Regulations.

The energy statement submitted with the original planning set out that the development would incorporate an air source heat pump (ASHP) and the solar panels which was projected to result in an improvement of 56% in the dwelling emission rate. An updated energy statement has been submitted with the current s73a application which shows that the additional solar panels proposed would result in a betterment and an improvement of 63% in the dwelling emission rate of the replacement dwelling. Both the approved and

proposed improvement in the dwelling emission rate would comfortably exceed the minimum 19% improvement required by Policy H5.

Community Infrastructure Levy

The additional floor space within the roof of the building would increase the CIL liable floorspace. Albeit it is noted that under the original planning permission CIL exemption was sought on the account of the proposal being for a self-build dwelling.

6. CONCLUSION

The proposed amendments are minor material changes to the approved replacement dwelling under planning permission ref. PL/25/1100. The revised design, including the additional dormer, windows, rooflights and solar panels, would remain consistent with the character and appearance of the surrounding area and would not result in any unacceptable impacts on neighbouring residential amenity or the living conditions of future occupiers. Furthermore, the revised siting of the entrance gates and boundary treatment is considered to represent an improvement in visual and arboricultural terms by reducing encroachment into the root protection areas of existing trees.

Taking these matters into account, the proposed variation of Conditions 2, 5, 11, 12, 13, 14 and 19 would accord with the relevant provisions of the National Planning Policy Framework (2026) and the policies of the Reading Borough Local Plan 2019. There are no material considerations which indicate that planning permission should be withheld. Accordingly, it is recommended that planning permission be granted under Section 73 of the Town and Country Planning Act 1990, subject to the conditions set out below.

7. RECOMMENDATION

GRANT section 73 variation of condition planning permission, subject to the following conditions:

Conditions

Condition 1 no longer required. Development started on 29th April 2026 when the former existing dwelling was demolished.

~~1. The development hereby permitted shall begin no later than three years from the date of this planning permission.~~

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

Condition 2 amended as follows with plans updated:

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

~~25.109.PL.1200 - Location Plan~~

~~25.109.PL.1210 - Proposed Block Plan~~

~~25.109.PL.1212 - Existing and Proposed Site Plans~~

~~25.109.PL.1510 - Proposed Elevations Sheet 1~~

~~25.109.PL.1514 - Streetscene~~

~~25.109.PL.1310 - Proposed Ground Floor Plan~~

~~25.109.PL.1311 - Proposed First Floor Plan~~

~~25.109.PL.1312 - Proposed Roof Plan~~

~~25.109.PL.1211 - Proposed Parking~~

25.109.PL.1201 – Existing Block Plan
25.109.PL.1500 – Existing Elevations Sheet 1
25.109.PL.1501 – Existing Elevations Sheet 2
25.109.PL.1300 – Existing Ground Floor Plan
25.109.PL.1301 – Existing First Floor Plan

Received by the Local Planning Authority on 4th August 2026

~~25.109.PL.1511 – Proposed Elevations Sheet 2~~
~~25.109.PL.1512 – Entrance Gate and Garage North and South Elevations~~
~~25.109.PL.1513 – Outbuilding~~

Received by the Local Planning Authority on 9th February 2026

Design and Access Statement by Fineline

Ecology Impact Assessment & Biodiversity Statement ref. W6448_rep_EclA_The Mooring, Caversham_22-07-25

Daytime Bat Walkover & Preliminary Roost Assessment ref. W6448_rep_PRA_The Moorings, Caversham_14-07-25

~~Energy Statement by Achieve Green version 2.2~~

Protected Species Survey Report ref. W6448_rep_PSR_Moorings, Caversham_22-07-25

Received by the Local Planning Authority on 04/08/2025

Arboricultural Statement by LandArb ref. LAS_943 (dated 20.08.25)

Received by the Local Planning Authority on 26th August 2025.

Construction Method Statement by fineline (dated February 2026)

Received by the Local Planning Authority on 6th February 2026

Proposed site setup plan ref. PL.1213 Rev A

Received by the Local Planning Authority on 9th March 2026

25.109.PL.1210B - Proposed Block Plan

25.109.PL.1211B - Proposed Parking

25.109.PL.1212D - Existing and Proposed Site Plans

25.109.PL.1310B - Proposed Ground Floor Plan

25.109.PL.1311B - Proposed First Floor Plan

25.109.PL.1312B - Proposed Roof Plan

25.109.PL.1313A - Proposed Second Floor plan

25.109.PL.1511C - Proposed Elevations Sheet 2

25.109.PL.1513D – Outbuilding

Received by the Local Planning Authority on 12th August 2026

25.109.PL.1510A - Proposed Elevations Sheet 1

25.109.PL.1514A - Streetscene

25.109.PL.1512B - Entrance Gate and Garage North and South Elevations

Received by the Local Planning Authority on 2nd July 2026

Energy Statement by Archive Green version 3.1

Building Regulations England Part L (BREL) Compliance Report by Array SAP 10 program (dated Wed 27 May 2026 08:46:03)

Received by the Local Planning Authority on 15th July 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Condition 3 unchanged

3. No development hereby permitted shall commence beyond ground floor slab level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall

be carried out and thereafter maintained in accordance with the details approved 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 visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF (2026).

Condition 4 unchanged

4. The development hereby permitted shall not be carried out other than in accordance with the measures set out within the approved Construction Method Statement by fineline (dated February 2026) received by the Local Planning Authority on 6th February 2026 and Proposed Site Setup Plan ref. PL.1213 Rev A received by the Local Planning Authority on 9th March 2026.

REASON: 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 and Policies P3 and TR4 of the NPPF (2026).

Condition 5 amended as follows

5. No development hereby permitted relating to the driveway **and access**, ~~replacement entrance gate and posts and front boundary wall~~ as shown on the approved plans or any development with the root protection area of retained trees (including demolition or preparatory works) as shown within the Arboricultural Statement by LandArb ref. LAS_943 (dated 20.08.25) received by the Local Planning Authority on 26th August 2025, shall take place until an Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement and Tree Protection Plan shall be 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, and shall detail any requirements for hand dug excavation. 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 and Policy N3 of the NPPF (2026).

Condition 6 unchanged

6. The development hereby permitted, where not specified in condition 5 above, shall not be carried out other than in accordance with the tree protection measures set out within the approved Arboricultural Statement by LandArb ref. LAS_943 (dated 20.08.25) received by the Local Planning Authority on 26th August 2025. The approved tree protection measures shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site.

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 and Policy N3 of the NPPF (2026).

Condition 7 unchanged

7. The dwelling hereby permitted shall not be occupied 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 to include a minimum of 14 new trees, specification (including cultivation and other operations associated with plant and grass establishment), sedum roof specification, sedum roof plans to scale, 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, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

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 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 and in accordance with Policy CC7 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF (2026).

Condition 8 unchanged

8. The dwelling hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019 and Policy CC3 of the NPPF (2026).

Condition 9 unchanged

9. The dwelling hereby permitted shall not be occupied until details of the electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a vehicle parking space within that Plot to be provided with electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority.

The dwelling shall not be occupied until the Scheme has been fully provided in accordance with the approved details. The space shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019 and Policies CC3 and TR4 of the NPPF (2026).

Condition 10 unchanged

10. The development hereby permitted shall not be carried out, other than in accordance with the mitigation recommendations given in the Protected Species Survey Report ref. W6448_rep_PSR_Moorings, Caversham_22-07-25 received by the Local Planning Authority on 04/08/2025.

REASON: In order to ensure that protected species are not adversely affected by the proposed development, in accordance with Policy EN12 and EN14 of the Reading Borough Local Plan 2019 and Policy N2 of the NPPF (2026).

Condition 11 amended as follows

11. The dwelling hereby permitted shall not be occupied until the biodiversity enhancement measures set out in the approved Ecology Impact Assessment & Biodiversity Statement ref. W6448_rep_EclA_The Mooring, Caversham_22-07-25 received by the Local Planning Authority on 04/08/2025, to include the integral bird and bat boxes as shown on drawings ~~ref. 25.109.PL.1511 - Proposed Elevations Sheet 2, 25.109.PL.1512 - Entrance Gate and Garage North and South Elevations and 25.109.PL.1513 - Outbuilding~~ ref. **25.109.PL.1511C - Proposed Elevations Sheet 2 and 25.109.PL.1513D - Outbuilding received by the Local Planning Authority on 12/08/2026 and drawing ref. 25.109.PL.1512B - Entrance Gate and Garage North and South Elevations received by the Local Planning Authority on 02/07/2026** have been implemented in full. The approved measures shall be retained as approved thereafter.

REASON: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF and to comply with EN12 of the Reading Local Plan 2019 and Policy N2 of the NPPF (2026).

Condition 12 amended as follows

12. The dwelling hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with drawing ref. ~~25.109.PL.1212 - Existing and Proposed Site Plans received by the Local Planning Authority on 04/08/2025 and drawing ref. 25.109.PL.1512 - Entrance Gate and Garage North and South Elevations received by the Local Planning Authority on 09/02/2026~~ **25.109.PL.1212D - Existing and Proposed Site Plans received by the Local Planning Authority on 12/08/2026 and drawing ref. 25.109.PL.1512B - Entrance Gate and Garage North and South Elevations received by the Local Planning Authority on 02/07/2026.** The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019 and Policy TR4 of the NPPF (2026).

Condition 13 amended as follows

13. The dwelling hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with drawing ref. ~~25.109.PL.1212 - Existing and Proposed Site Plans received by the Local Planning Authority on 04/08/2025~~ **25.109.PL.1212D - Existing and Proposed Site Plans received by the Local Planning Authority on 12/08/2026.** The vehicle access shall be retained as approved thereafter and kept available for vehicular access to the site at all times.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019 and Policy TR4 of the NPPF (2026).

Condition 14 amended as follows

14. The dwelling hereby permitted shall not be occupied until the refuse and recycling storage facility has been implemented in accordance with the approved plan ref. ~~25.109.PL.1310 - Proposed Ground Floor Plan received by the Local Planning Authority on 04/08/2025~~ **25.109.PL.1310B - Proposed Ground Floor Plan received by the Local Planning Authority on 12/08/2026.** The refuse and recycling storage facility shall be retained for use by occupiers of the dwelling/building at all times thereafter.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019 and Policy DP3 of the NPPF (2026).

Condition 15 unchanged

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

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF (2026).

Condition 16 unchanged

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

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF (2026).

Condition 17 unchanged

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side elevations of the development hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF (2026).

Condition 18 unchanged

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be occupied until the first floor side facing windows proposed to its east elevation have been provided as top openable windows opening above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass. The windows shall be permanently retained and maintained as such thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF (2026).

Condition 19 amended as follows

19. The garden outbuilding hereby permitted as shown on ~~drawing ref. 25.109.PL.1212—Existing and Proposed Site Plans received by the Local Planning Authority on 04/08/2025~~ **25.109.PL.1212D - Existing and Proposed Site Plans received by the Local Planning Authority on 12/08/2026** shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Moorings, Upper Warren Avenue.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the garden outbuilding would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019 and Policies DP3 and P3 of the NPPF (2026).

Condition 20 unchanged

20. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

REASON: Due to the protection of biodiversity at the site which is set within a green link and due to the level of development hereby approved, to comply with Policy CC7 and EN12 of the Reading Borough Local Plan 2019 and Policies DP3 and N3 of the NPPF (2026).

Condition 21 unchanged

21. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out 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 and Policy P3 of the NPPF (2026).

Condition 22 unchanged

22. No external lighting shall be installed until a report detailing how the external lighting will not adversely impact upon wildlife has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.

External lighting shall be installed in accordance with the approached scheme only and shall be maintained and operated only in accordance with the approved details thereafter.

REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019 and Policies DP3, N2 and P3 of the NPPF (2026).

Condition 23 unchanged

23. All flat roof areas of the dwelling and outbuilding hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF (2026).

Condition 24 unchanged

- 24.** (i) The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (or any Act revoking and re-enacting that Act with or without modification).
(ii) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.
(iii) Prior to the first occupation of the dwelling the Council shall be notified of the person(s) who will take up first occupation of the dwelling.

REASON: The development permitted has been assessed on the basis that it is exempt for mandatory biodiversity net gain as set out in the Environment Act 2021 due to it being a self-build development. This condition is required to ensure the development is a self-build in accordance with the definition. If the development was not self-build, mandatory biodiversity net gain would be required, and evidence would have needed to be submitted with the application in the form of a BNG Metric to confirm the biodiversity gain objective would be met.

INFORMATIVES

1. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
5. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non- negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to: http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf.

6. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
7. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
8. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.
9. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.
10. Advice about foundations in relation to tree related subsidence. There are trees and shrubs near to the proposed development. You are advised to establish the soil conditions prior to determining foundation design of the approved development in order to ensure that foundations are appropriately designed to take into account soil types that are subject to seasonal volumetric change (high clay content) as a result of the specific trees and vegetation present in the vicinity. Foundation design should take into account the potential effect of adjacent vegetation, based on its dimensions at maturity, in order to minimise the chance of future vegetation-related subsidence and particularly to ensure that no differential movement occurs between the original dwelling/building and the new extension.
11. You are advised that installation of underground services should follow the guidance within National Joint Utilities Group Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2 (NJUG 4) in order to avoid root damage to adjacent trees during installation.
12. You are advised that reference to driveway within condition 5 includes the driveway entrance.