

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 10

PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Ward: Battle

App No: 180820/FUL

Address: Land Between 10-20 Gloucester Court, Reading, RG30 2TW

Proposal: The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.

Applicant: Mr Steve Pearce

Date valid: 18 May 2018

Application target decision date: 28 September 2018 (agreed extension).

26 week date: 16 November 2018

AMENDED RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a S.106 legal agreement to secure the sum of £19,375 [nineteen thousand three hundred and seventy five pounds] towards the provision of Affordable Housing in the Borough. To be paid prior to first occupation and index-linked from the date of permission.

(The S106 to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)

And

Subject to conditions, to include the following:

(pre-commencement conditions labelled '(PC)')

- TL1 Time Limit - 3 years
- M2 - Materials to be submitted (PC)
- Extended Phase 1 Habitat Survey to be submitted prior to commencement including presence/absence of Japanese knotweed and any mitigation measures required. (PC)
- L2a - Details of Hard and Soft Landscaping (PC)
- L2b - Landscaping Implementation
- L3 - Landscaping Maintenance
- L6A - Arboricultural Method Statement and Tree Protection Plan (PC)
- CO2 - Construction Method Statement (PC)
- L6B - Development in accordance with AMS/TPP
- DC1 - Vehicle parking space provided in accordance with approved plans
- DC3 - Bicycle parking space provided in accordance with approved plans
- DC6 - Bin storage in accordance with approved plans
- DC7 - Parking permits 1 - addresses
- DC8 - Parking permits 2 - information
- Car Parking Management Plan - details of how the car parking spaces are to be allocated and managed, including signage, to be submitted to and approved in writing by the local planning authority prior to occupation.
- PD1 - PD Rights removal (Class A (enlargement improvement or alteration), Class B

(roof enlargement) or Class E (outbuildings))

- PD3 - First floor windows in north and south elevations to be obscure glazed.
- CO1 - Hours of construction
- CO8 - No burning of construction waste on site.
- Levels to be as per approved drawings.

Informatives

- Parking Permits

ii) to REFUSE permission should the S106 legal agreement not be completed by 28 September 2018, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

1. Affordable Housing

- 1.1 Policy DM6 would require a contribution to allow 10% of the dwellings to be provided as Affordable Housing elsewhere in the Borough. The Affordable Housing SPD explains that this equates to a developer contribution equivalent to 5% of the Gross Development Value.
- 1.2 Para 6.12 of the main report explained that details relating to the Gross Development Value of the proposals were not available at the time of publication preventing the contribution being calculated and that these would be reported in an Update Report. The recommendation reflected this.
- 1.3 Details have now been received indicating that a contribution of £19,375 [nineteen thousand three hundred and seventy five pounds] would be required to comply with Policy DM6. The recommendation has been amended to address this.
- 1.4 The full recommendation (as amended) is set out at the head of this Update Report for completeness.

Case Officer: Steve Vigar