

26 June 2024



**Reading**  
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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Whitley
<b>Planning Application Reference:</b>	231793/FUL
<b>Site Address:</b>	142-144 Whitley Wood Lane, Reading
<b>Proposed Development</b>	Demolition of existing single-storey buildings and two-storey rear extensions, and replacement with a two-storey side and rear extension to convert to 11 bedroom House in Multiple Occupation (HMO), and 3 ground floor commercial units, and two-storey new build to the rear to provide 3 x 2 Bed three person (2B3P) houses alongside associated parking, cycle and refuse storage.
<b>Applicant</b>	Whitley Wood Properties C/0- ECE Architecture
<b>Report author</b>	Anthony Scholes – Senior Planning Officer
<b>Deadline:</b>	Extension of time has been agreed with the applicant until 31 <sup>st</sup> July 2024
<b>Recommendation</b>	<p>As per main report, with the matters relating to bat survey removed. Removals noted with strikethrough:</p> <p><del>Subject to the satisfactory provision of ecological (bat) surveys and no objections raised</del> Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to:</p> <ul style="list-style-type: none"><li>i) GRANT full planning permission, subject to the satisfactory completion of a s106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms, and details of the legal agreement as may be reasonably required to issue the permission or</li><li>ii) Refuse full planning permission if the legal agreement is not completed by 31/07/2024 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement)</li></ul>
<b>S106 Terms</b>	As per main report.
<b>Conditions</b>	<p>As per main report, with the removal of duplicate condition 23 (habitat enhancement scheme) including renumbering of conditions, and additional ecological condition. Changes noted in bold, and removals with strikethrough:</p> <ul style="list-style-type: none"><li>1. Time Limit (Standard)</li><li>2. Approved Plans</li></ul>

	<ol style="list-style-type: none"> <li>3. Materials (To Be Approved)</li> <li>4. Construction Method Statement (pre-commencement)</li> <li>5. Vehicle Parking (As Specified)</li> <li>6. Vehicular Access (As Specified)</li> <li>7. Cycle Parking (Details to be provided)</li> <li>8. Refuse and recycling (Details to be provided including method for control of rats)</li> <li>9. EV Charging Points (Details to be provided)</li> <li>10. SAP Assessment Minor – Design Stage</li> <li>11. SAP Assessment Minor – As Built</li> <li>12. Landscaping Small Scale to include all proposed biodiversity measures (pre-commencement)</li> <li>13. Boundary Treatment (pre-commencement)</li> <li>14. Use of roof restricted</li> <li>15. Habitat Enhancement Scheme (pre-commencement)</li> <li>16. Noise Mitigation Scheme (Internal) (to be submitted)</li> <li>17. Contaminated Land Assessment (to be submitted)</li> <li>18. Remediation Scheme (to be submitted)</li> <li>19. Remediation Scheme (Implement and Verification)</li> <li>20. Unidentified Contamination</li> <li>21. Hours of Construction/Demolition</li> <li>22. No Bonfires</li> <li><del>23. Habitat Enhancement Scheme (pre-commencement)</del></li> <li>23. HMO Tenant Management Plan (to be submitted)</li> <li>24. Mechanical Plant (Noise assessment required)</li> <li>25. Ventilation &amp; Extraction (to be submitted prior to installation of any extraction equipment)</li> <li>26. Commercial Extensions/Alterations Restricted</li> <li>27. PD rights removed (dwellings)</li> <li>28. Delivery and Servicing Plan (To be approved)</li> <li>29. Delivery hours restriction (9am – 5pm)</li> <li>30. Waste Collection Hours Restricted – Commercial (9am – 5pm)</li> <li><b>31. Works and vegetation removal outside nesting season unless checked by suitably qualified ecologist.</b></li> </ol>
<p><b>Informatives</b></p>	<p>As per main report, with the additional information relating to bats and works to roof:</p> <p>14. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <a href="https://www.gov.uk/wildlife-licences">https://www.gov.uk/wildlife-licences</a></p>

**1. Additional Information Provided**

1.1 Following the main report, the applicant has provided the following:

- Dwg No. 7184-ECE-PL02 - 142-144 Whitley Wood Lane - Existing and Proposed Ground Floor Plan, prepared by ECE Architecture, and dated 14 June 2024
- Document Title: Bat Emergence and Re-Entry Surveys (BERS) report, prepared by Arbtech, and dated 22<sup>nd</sup> June 2024

## 2. Transport Comments and Response

- 2.1 The applicant submitted an amended site plan, as noted in 1.1 above, that addressed comments from RBC transport officers. These amendments were minor in nature and related to location of the quadrant kerb, and bin collection point for the proposed HMO. These were reviewed and considered acceptable by transport officers.

## 3. Bat Emergence Survey

- 3.1 As originally anticipated, the final bat emergence survey was completed on 20 June 2024. The submitted report, and evidence from multiple surveys notes that: *“No bats were observed emerging from the building during the survey. No evidence of bats was present during the PRA. The surveys have concluded a likely absence of bats roosting within this building.”* This report has been reviewed by RBC’s Ecologist consultant who has advised that there are therefore no objections to this application on ecology grounds, and that the bat emergence survey report (Arbtech, June 2024) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. RBC Ecologists stated: *“However, the PEA (Arbtech, 2024) stated that there were nesting birds in the building at the time of that survey and so please could you add a bird nesting (care needed during construction) condition:”*

**Condition:** *All buildings, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (mid-March to August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded no works that may disturb active nests shall proceed until the nest(s) are no longer in use*

**Reason:** *To ensure that wildlife is not adversely affected by the proposed development.*