

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 18 July 2018

ITEM NO. 14
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Ward: Norcot

App No.: 161507/OUT

Address: 2-6 Water Road and 158 Dee Road

Proposal: Demolition of 4 existing dwelling houses 2, 4, 6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking.

RECOMMENDATION

Grant as on main report but with additional conditions:

- PD rights to add dormers, rear extensions and out buildings removed
- Visibility splay provided for the Water Road access before occupation.

1. AMENDED PLANS

1.1 The applicant was asked by officers to confirm the depth of the proposed rear gardens and whether the impression of overlooking from the rear facing dormer windows proposed for the 3 bedroom properties could be mitigated.

1.2 The applicant has checked the proposed layout and found that when adding communal bin stores to the layout drawing, as requested by officers, individual bin stores at the front of the houses remained. By deleting these individual bin stores it has been possible to move the terrace towards Water Road sufficiently to confirm that all rear gardens will be at least 10 metres in depth.



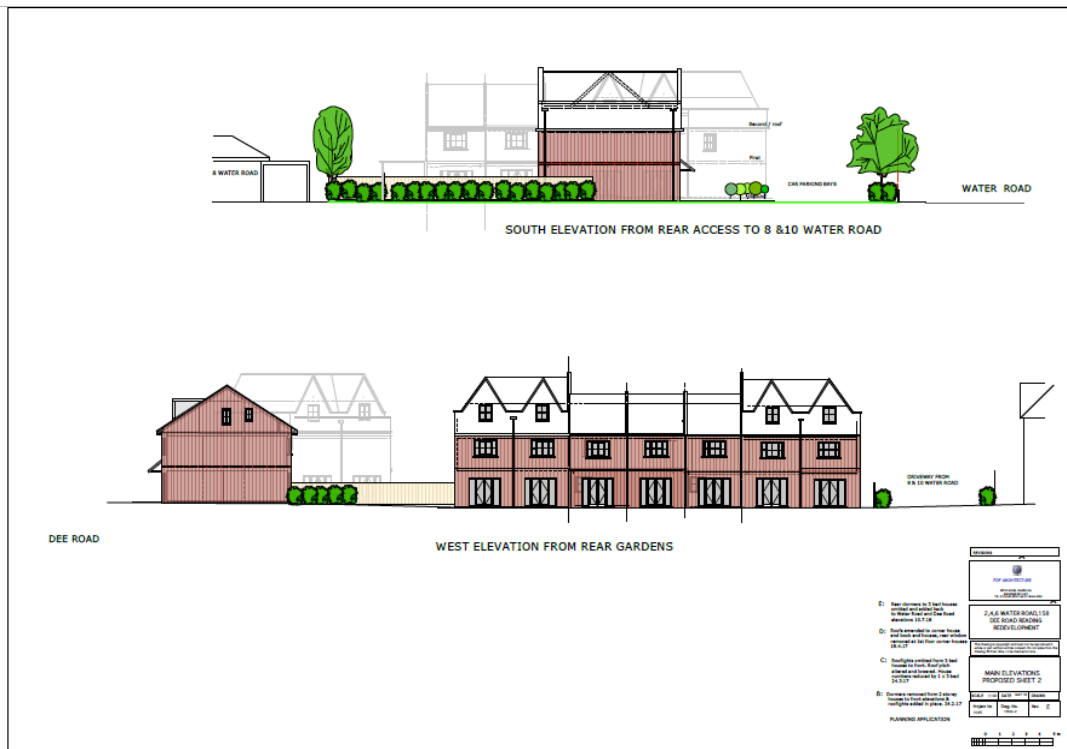
Amended layout drawing Rev H

1.3 The merit of relocating the dormer windows on the 3 bedroom dwellings to the front elevations has been considered to reduce the impact on the outlook for neighbours. In terms of appearance the proposed dormers look in proportion with the houses and provide interest to the street facing elevation. Removing

the dormers from the garden facing elevation has clear benefits in reducing the impression of being overlooked. The nearest properties on the opposite side of Water Road and Dee Road are a substantial distance away so occupants here are not going to be disadvantaged by this change.

1.4 The plans below show what this change would look like and officers consider it an acceptable design approach to overcome residential amenity concerns.

1.5 Neighbours have been notified of this proposed change.



- 1.6 Given this change it makes sense to remove permitted development rights to extend or add buildings or dormers at the rear of the properties.
- 1.7 It has also been noted that the visibility splay across the access drive to 8 & 10 Water Road needs to be safeguarded with a condition requiring that this visibility is provided before the new houses on this terrace are occupied and thereafter maintained.

2. RECOMMENDATION

- 2.1 With these changes the recommendation remains to approve with a S106 and planning conditions as set out in the main report.

Julie Williams