

PLANNING APPLICATIONS COMMITTEE

3 MARCH 2021

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
7. 200656/FUL & 200657/LBC - 9 CASTLE STREET	Decision	ABBEY	7 - 8
8. 210017/FUL - HUNSAKER, ALFRED STREET	Decision	ABBEY	9 - 10
9. 201532/VAR, 201533/REM, 201534/NMA & 201535/NMA - STATION HILL	Decision	ABBEY	11 - 26
11. 201694/HOU - 8 THE BEECHES, TILEHURST	Decision	KENTWOOD	27 - 44
12. 200979/FUL - 18 PARKSIDE ROAD	Decision	MINSTER	45 - 68

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UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 3rd March 2021

Items with speaking:

Item No.	11 Page 239	Ward	Kentwood
Application Number	201694		
Application type	Householder		
Address	8 The Beeches, Tilehurst, Reading, RG31 6RQ		
Planning Officer presenting	Julie Williams	*UPDATE*	
Objectors: Mr Nevil Florey			
Written statements from: Mr Nevil Florey			
Cllr Speaking: Cllr Rynn			
Agent: Jeremy Butterworth			

Item No.	12 Page 253	Ward	Minster
Application Number	200979		
Application type	Full Planning Approval		
Address	18 Parkside Road, Reading, RG30 2DB		
Planning Officer presenting	Alison Amoah	*UPDATE*	
Objectors: Chris Dodson OBE DL, Mark Ashton & Lisa French			
Written statements from: Chris Dodson OBE DL, Sue Spooner, J A "George" Nowacki, Mark Ashton & Lisa French			
Agent: Edward Mather			

Items without speaking:

Item No.	6 Page 23	Ward	Abbey
Application Number	191848		
Application type	Full Planning Approval		
Address	Greyfriars Church, Friar Street, Reading		
Planning Officer presenting	Matthew Burns		

Item No.	7 Page 69	Ward	Abbey
Application Number	200656		
Application type	Full Planning Approval		
Address	9 Castle Street, Reading, RG1 7SB		
Planning Officer presenting	Ethne Humphreys	*UPDATE*	

Item No.	7 Page 69	Ward	Abbey
Application Number	200657		
Application type	Listed Building Consent		
Address	9 Castle Street, Reading, RG1 7SB		
Planning Officer presenting	Ethne Humphreys	*UPDATE*	

Item No.	8	Page 89	Ward	Abbey
Application Number	210017			
Application type	Full Planning Approval			
Address	Hunsaker, Alfred Street, Reading, RG1 7AU			
Planning Officer presenting	Claire Ringwood		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201533			
Application type	Approval of Reserved Matters			
Address	Plot F, Station Hill, Reading			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201537			
Application type	Approval of Reserved Matters			
Address	Plot E, Friar Street & Garrard Street, Reading, RG1 1DX			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201532			
Application type	Variation of Condition			
Address	Plot E, Station Hill, Friar Street and Garrard Street			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201536			
Application type	Variation of Condition			
Address	Station Hill, Reading			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201534			
Application type	Non Material Amendment			
Address	Plot E, Friar Street & Garrard Street, Reading, RG1 1DX			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	9	Page 99	Ward	Abbey
Application Number	201535			
Application type	Non Material Amendment			
Address	Plot F, Station Hill, Reading			
Planning Officer presenting	Stephen Vigar		*UPDATE*	

Item No.	10	Page 185	Ward	Battle
Application Number	201843			
Application type	Full Planning Approval			
Address	39 Brunswick Hill, Reading, RG1 7YU			
Planning Officer presenting	Matthew Burns			

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 3 rd March 2021	ITEM NO. 7
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Ward: Abbey

App No.: 200656/FUL and 200657/LBC

Address: 9 Castle Street, Reading

Proposal: To convert the existing building from commercial office use to residential comprising 2 x 2 bed apartments and 3 x 1 bed apartments and to provide a rear pedestrian access from Simmonds Street via the rear garden of the property.

Applicant: LVR Homes Ltd

Determination Date: 10th April 2021

RECOMMENDATION:

As per the main Agenda report.

1. Window Materials

- 1.1 Conditions are attached requiring submission of drawings showing how the new windows will be detailed including materials, relationship with the surrounding/original fabric, cill, head and mullions.

2. Corrections/Clarifications

- 2.1 There is a typographical error on page 70 of the main agenda report at paragraph 1.1 which is corrected as follows:

“This application relates to No.9 Castle ~~Crescent~~ Street, a three storey terraced building with basement located on the south side of Castle Street.”

3. Conclusion

- 3.1 The officer recommendation remains to grant planning permission as in the main report subject to the conditions as outlined in the main report.

Case Officer: Ethne Humphreys

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 3rd March 2021	ITEM NO.
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Ward: Abbey

App No.: 210017/FUL

Address: Hunsaker, Alfred Street, Reading

Proposal: Replacement of the external façade and timber decking to balconies to the building housing flats at Hunsaker, Hermitage, Halcyon and Haywards in Chatham Place, Alfred Street

Applicant: Manco Ltd

Deadline: 7th April 2021

RECOMMENDATION:

Grant as per the main agenda but to replace the Materials to be used externally and the submission of a Construction Method Statement with the following conditions:

1. Materials (as proposed)
2. Construction Management Plan (as submitted)

1.0 Submission of a Construction Method Statement

- 1.1 A Construction Management Plan was submitted by Motion on 1st March 2021. This document was reviewed by the Council's Transport section who deemed it satisfactory. Normally this matter could have been dealt with by way of a condition however due to the urgency of the application a condition is now only required for the development to be carried out in accordance with the Construction Management Plan submitted.

2.0 Materials

- 2.1 The agent has provided additional information relating to the existing and proposed materials. They advise the requirement for cladding and associated elements to buildings is to provide a rating of A1 or A2. A1 materials are completely non combustible while A2 materials have very limited combustibility. Only A1 or A2 rated materials can now be specified in external walls. Other classifications include S1 which indicates limited smoke and d0 which indicates no burning droplets/particles to complete the reaction to fire classification.
- 2.2 The existing metal cladding is Class O which is an old national product classification and does not measure the combustibility of a material. The existing larch cladding, the agent believes, is classified as Class F and will not meet any current standard. The proposed Rockpanel (in Caramel Oak) is classified as A2. An added issue is that

the fire barriers within the void are not adequate and the insulation and cement backing board are all flammable and they should be Class A1.

- 2.3 The agent has further advised that the existing cladding is therefore being replaced with the materials proposed in the committee report which have all been tested to achieve A2-s1-d0. New fire barriers will be properly supplied & fitted. Rockwool insulation is specified which is non-combustible and an STS cement board is specified which is Class A1. All work will be closely inspected and documented.
- 2.4 Based on this information provided by the agent, officers are satisfied that the proposed materials have been carefully chosen and will closely match the existing materials but which, more importantly, will meet the required fire safety classification. As such the materials will be conditioned to be as proposed.

Officer: Claire Ringwood

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3 March 2021
ITEM NO. 9

Ward: Abbey

Application Nos.: 201532/VAR, 201536/VAR, 201533/REM, 201537/REM, 201534/NMA, 201535/NMA.

Address: Station Hill, Reading

Proposals:

201532/VAR - Plot E s.73 Outline

Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).

201536/VAR - Plot F and North Site s.73 Outline

Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).

201533/REM - Plot F Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 20, 21, 22, and 67(i)) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a 13 storey, plus basement storey, building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; together with cycle storage; car parking; servicing; plant areas; landscaping; new public realm and other associated works.

201537/REM - Plot E Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units,

722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

201534/NMA (Plot E)

Non material amendment to planning permission 190442/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6 and 11 and 60.

201535/NMA (Plot F and North Site)

Non material amendment to planning permission 190441/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6, 54 and 55 and 63.

Applicant: SH Reading Master LLP

Dates received (valid): 2 November 2020

13 Week target decision dates: 1 February 2021

26 Week dates: 3 May 2021

PPA: Agreed target: 2 April 2021

Amended Recommendations

Amend Recommendation 3 201537/REM as follows

Additional condition 5: Full SUDS details to be submitted for approval prior to commencement to include timetable for implementation and full integration with approved tree pit design (notwithstanding current drainage strategy and plans).

Amend Recommendation 4 201533/REM as follows

Additional condition 4: Full SUDS details to be submitted for approval prior to commencement to include timetable for implementation and full integration with approved tree pit design (notwithstanding current drainage strategy and plans).

All other parts of the recommendations remain as per the main agenda.

1. Amended Plot E Ground Floor

- 1.1 Paragraph 6.36 of the main report states that the following discussions with officers, the applicant has confirmed that they will be partially reverting to the original 2019 design with areas previously shown as internal residential amenity areas will now be proposed as commercial retail. Revised drawings have been submitted showing this and these are appended to this report. The revised floorspace schedule is included below. As indicated in the main report the amended design maintain a good mix of retail and leisure at ground and lower ground floors (as required by Policy CR11) and maintains a good degree of activity through other means including residential entrances to the Plot F duplex units and views into the reception and other communal areas within Plot E.

- 1.2 The Reserved Matters floorspace schedule at para 2.8 of the main report is amended as follows, reflecting the increase in retail floorspace:

Block E GEA

		Planning Max.	Planning Min.	Purchase	Current
Residential Units	GEA Resi	33,550		30,301	34,334
Residential Amenity	GEA Amenity				739
Retail	GEA Retail	7,000	1,000		867
BOH, plant, refuse	GEA BOH	1,200			2,386
Parking	GEA Parking				6,539
Total GEA					44,865
Leisure	GEA Leisure	-	-		-

Block F GEA

		Planning Max.	Planning Min.	Purchase	Current
Residential Units	GEA Resi	19,500		12,600	14,799
Residential Amenity	GEA Amenity				336
Retail	GEA Retail		800		77
BOH, plant, refuse	GEA BOH		-		858
Parking	Parking				-
Total GEA					16,069
Leisure	GEA Leisure	2,200	2,200	-	685
Leisure min. DP9			900		

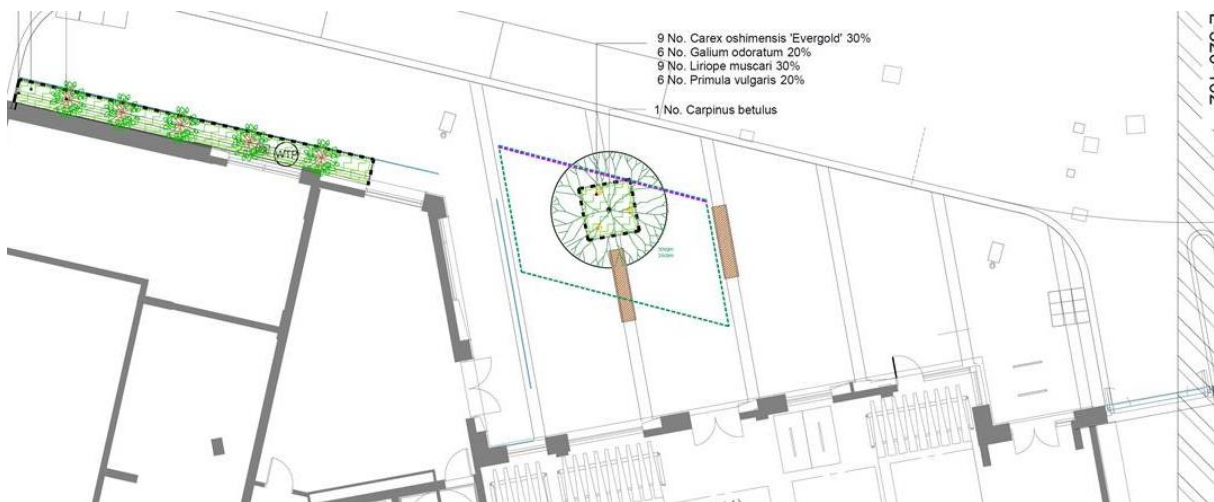
- 1.3 The extract below shows the, now predominantly commercial, frontage to Plot E.



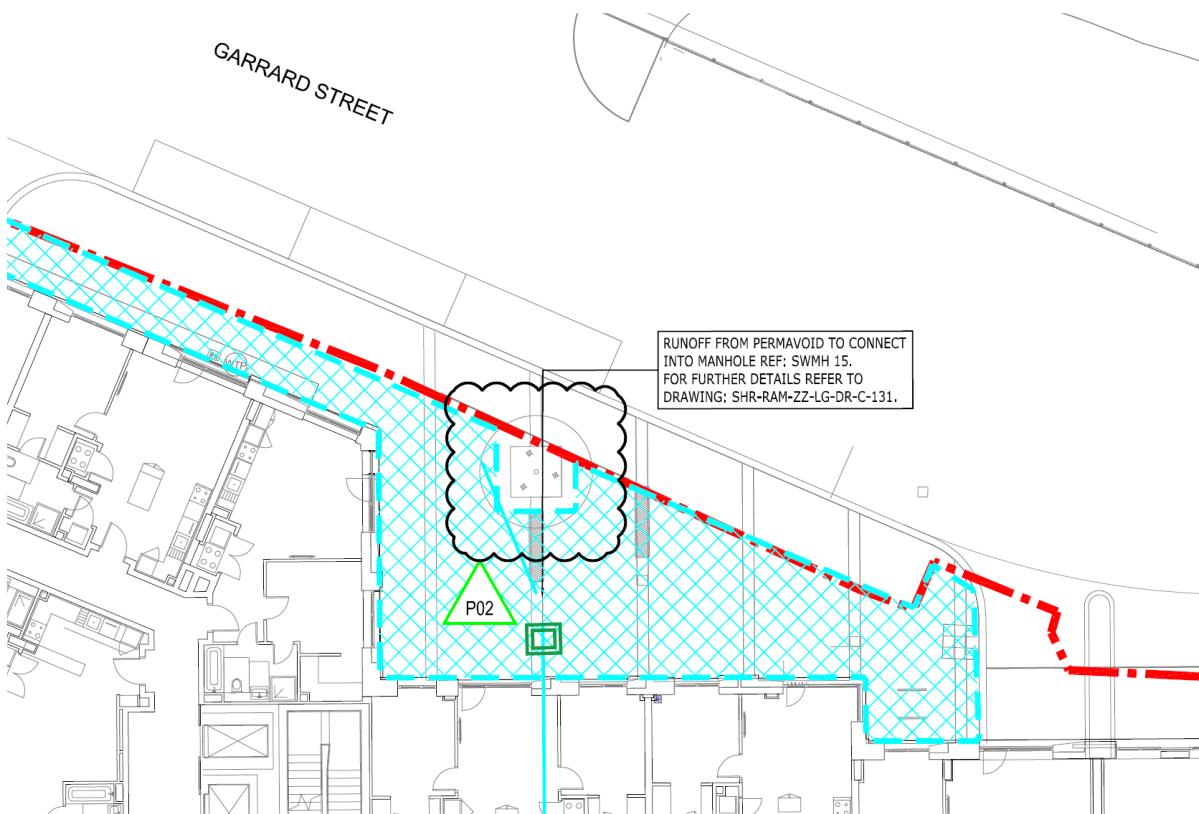
2. Sustainable Drainage (SUDS)

- 2.1 The current SUDS design fits around tree pits within the new Friars Walk but the 'permavoid' underground attenuation storage (extent shown as blue hatching on image below) extends across the tree pit close to the residential entrance in Plot E in Garrard Street (tree pit extent shown as green dashed line around tree on image below). Officers are satisfied that it is possible to amend this arrangement, or design a tree pit which forms part of the SUDS system, but revised drawings need to be submitted. This is recommended to be secured by condition, as per the amended recommendation above.

Landscaping Plan (below)



SUDS Plan (below)



3. Consultee Comments - Transport

- 3.1 Updated transport comments have been received. These accord with the initial advice and officer comments set out in paras 4.3 to 4.20 in the main report. The full text is included at Appendix 2 for completeness.

4. S106 Procedure

- 4.1 An agreement to modify or discharge a planning obligation can be made *at any time* as a deed of variation by virtue of s106A(2) of the 1990 Act.
- 4.2 An equally valid option would be to prepare a new S106 legal agreement (as opposed to a deed of variation to the 2019 version). The effect in practice would be the same.
- 4.3 The Head of Legal will be sent instructions on the S106 if the application is approved by Committee and the format of the legal agreement will be decided at that time, as is normal practice.

5. Affordable Housing

- 5.1 Some further clarification on Affordable Housing and the appropriateness of seeking a deferred payment mechanism in this instance is set out below:
- 5.2 Paragraphs 6.4 and 6.5 of the main report explain that a s.73 application can be used to 'vary' an existing permission where the proposals do not amount to a fundamental alteration to the original. Whilst a s.73 permission results in a new permission, it should remain within the scope of the original in respect of any conditions imposed and, by implication, any s106 planning obligations required.
- 5.3 Paragraph 6.6 of the main report explains that the extant 2019 permissions are material considerations in the determination of the current applications.
- 5.4 Paragraph 6.40 of the main report explains that it is considered appropriate to continue the approach to affordable housing secured under the recent 2019 permissions as s.73 proposals should not substantially differ from the preceding applications.
- 5.5 Paragraph 6.48 of the report to 17th July 2019 Committee in respect of application references 190441/190422 explained that: *"The deferred payments mechanism as currently worded under the extant permissions has already been discharged by the site owner. Accordingly, this is not currently proposed to be carried forward under the s.73 procedure into the new S106 agreement under 190441 and 190442. This leaves an overall provision of 5% on site and 15% off-site, total of 20% Affordable Housing within the scheme as currently proposed."*

- 5.6 The current proposals also seek to secure 20% Affordable Housing under the same terms as the 2019 permissions.
- 5.7 Paragraph 6.86 of the main report acknowledges that the negative aspects of the approved 2019 scheme are carried forward but not worsened by the current s.73 and Reserved Matters proposals. The negative aspects include the harm identified in 2019 in respect of affordable housing. Paragraph 6.50 of the report to 17th July 2019 Committee for application references 190441/190422 addresses the shortfall: *“It is apparent that the current proposals (190441/2) would not secure the full 30% on-site as required by policy and the shortfall in numbers must be considered to be harmful to meeting housing need; as the 30% requirement is based on detailed assessment of this need. The NPPF and the Council’s policies allow for viability considerations to reduce the provision and the current proposals are a continuation of this exercise carried on from the 2016 permissions. Nevertheless, the harm in terms of housing need will need to be weighed against other material considerations, including the wider benefits of the scheme if the proposals are to be considered acceptable.”*
- 5.8 Paragraph 6.87 of the main report concludes that *“As with the 2019 scheme the considerable benefits of the revised proposals outweigh the less favourable aspects” and recommends approval on that basis. Para 6.117 of the 2019 report concludes that “the regeneration benefits of the proposal would be considerable; especially in socioeconomic and townscape terms, and that these benefits should be afforded substantial weight when considering the current proposals”.*
- 5.9 The current s.73 proposals are therefore set firmly in the context of the 2019 permissions (which the current applications seek to vary). The current proposal is to secure the same *proportion* of Affordable Housing, again without a deferred payments mechanism, following the recent approach adopted when determining the 2019 applications. It was recognised, in determining the 2019 permissions, that harm would result from a shortfall in affordable housing (20% instead of 30%). That harm was weighed against the wider benefits of the scheme and permission granted on that basis. This approach has been carried forward from the 2019 permissions on the basis that the extant permissions represent a significant material consideration *“due to their recentness and strong similarities with the current proposals”* (para 6.87 of the main report).
- 5.10 The main report explains why the proposals can be accommodated under the s.73 procedure and it follows from this that any new conditions or obligations should focus on the changes from the original permission. The assessment in the main report is that the harmful aspects of the current proposals have been fully considered and weighed against the benefits of the scheme and are considered acceptable on that basis. The constraints of the s.73 procedure and the assessment of the merits set out in the main report, and this update, suggest that the amount of affordable housing remains acceptable and the need for deferred payments is not justified in this particular case.

6. Revised Drawings List

SHR - CRL - SB - GF - PL - A - 130-003- P52 Plot E - Ground Floor Level (45.7 AOD) - dated 22 February 2021

SHR - CRL - SB - GF - PL A - 130-003S- P51 Plot E Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - GF - PL A - 130-103S- P51 Plot F - Ground Floor Level (45.7 AOD)
dated 22 February 2021 (included for completeness as shows Plot E)

SHR - CRL - SB - GF - PL A - 130-103S- P51 Plot F - Ground Floor Level (45.7 AOD)
dated 22 February 2021 (included for completeness as shows Plot E)

SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E &F Proposed Surface Water Permavoid
Layout Sheet 2of2 dated 23 February 2021

Block E - Ground Floor Level
1:20

Future Phases

Plot E

Plot F (see concurrent but separate application)

Merchants Place

GARBARD STREET

FRAR STREET

GRAYFRIARS ROAD

Key Plan

Station Hill, Reading

SH Reading Master LLP

CallisonRTKL
A DESIGN CONSULTANCY OF AREADIS
Garbards Hill, Reading, RG1 1AA
Tel: 0118 986 1000
Fax: 0118 986 1001
Email: info@callisonrtkl.com

Plot E - Ground Floor Level (45.7 AOD)

Planning

SHR - CRL - SB - GF - PL
A - 130-003 - P52
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APPENDIX 2 - Updated Transport (Highway Authority) Comments

"I have reviewed the additional amended plans and I comment as follows, just one quick SuDs question remains:

A Reserved Matters application for the scheme (190465/REM and 190466/REM) was approved in July 2019 for 538 units, 1,770sqm of retail floorspace and 855sqm of community floorspace this proposed Section 73 Application is to extend and amend the development quantum to provide:

- 599 residential units; and*
- 1,355sqm commercial/retail/community floorspace.*

These changes result in an increase of 61 residential units and reduction of circa 1,270sqm commercial/retail/community floorspace when compared to the approved permission. A Transport Addendum has been submitted alongside the application to assess the implications of the proposed changes and my comments on this are as follows:

Trip Generation

The applicant has undertaken a comparison of the people trip generation between the consented and proposed development utilising the trip rates previously agreed, which is deemed an acceptable methodology. The assessment has identified that the proposal will result in an overall reduction in person trips and as such is deemed acceptable.

The applicant has not undertaken an assessment of the vehicle trip impact but given that the car parking numbers are being reduced I am happy that this will result in a reduction in vehicle movements on the network when assessed against the consented scheme.

Car Parking

It has been stated that no changes are proposed to the vehicular parking on the scheme which originally permitted 157 car parking spaces, 8 disabled and 5 motorcycle parking spaces as part of the previous reserved matters application. Given that the site is located within the town centre area which is restricted so that overspill parking cannot occur this would comply with Policy. However, following the submission of the plans to include the steps the proposal now slightly alters the car parking numbers on the site to the following:

Layout including the steps - 155 car parking spaces, 8 disabled and 5 motorcycle parking spaces

Layout including the bridge - 157 car parking spaces, 8 disabled and 5 motorcycle parking spaces

There are no objections with either of these scenarios with the layouts now updated to ensure that the disabled bay provision is retained as previously consented.

Cycle Parking

As a result of an increase in residential units of the scheme, additional cycle parking will be provided. The development will still comply with the current 2011 RBC Parking Standards with the application stating that the following cycle parking umbers will be provided:

- 305 residential spaces;*
- 12 spaces for staff;*
- 16 spaces for visitors*
- Total = 333 spaces*

The residential cycle parking will be provided within the car park podium at lower ground level in Two Tier Bike Racks, within two secure cycle stores. One store will be accessible from both Garrard Street and from within the lower ground floor car park whilst the other is accessed solely from the lower ground floor car park.

I have reviewed the cycle parking layout for the scenario that includes the bridge and the steps and these are deemed acceptable given that it has been confirmed that a 3m height clearance will be retained above all of the cycle spaces.

It is also noted that 4 Sheffield stands are proposed to the side of the 4 duplex dwellings. However, given that these cycle spaces do not appear to be covered and would only be able to accommodate 1 bicycle per Sheffield stand which would be below the Councils standards the applicant has stated that the cycle parking for these units could be stored within the basement areas. This in principle is deemed acceptable albeit that the Sheffield stands are still identified on the latest drawings.

The minimum employee requirement has been calculated using RBC standards for retail facilities, these state that as a minimum 1 space per 6 staff and an additional visitor space per 300sqm or floor area should be provided. To calculate the minimum employee cycle parking requirements the staff numbers for Plot E and F have been estimated using the Homes and Communities Agency Employment Density Guide (3rd Edition). This suggests a retail employment density of 15-20 sqm per employee. Using 1 employee per 20 sqm of floor area (1,355sqm) would suggest 68 staff.

On this basis storage for 12 bicycles is required as a minimum to meet RBC's requirement for staff (68 staff / 6 = 12 spaces). The storage for the commercial and community uses is proposed in a secure cycle store accessible from Friars Walk for employees and is deemed an acceptable form of cycle parking.

Visitors should be provided with access to a minimum of 5 spaces (1,355 sqm / 300 sqm) based on RBC standards. These cycle parking spaces will be located on street at the access point to Friars Walk and on Garrard Street as previously agreed with the applicant previously stating that they will provide space for 16 bicycles which in principle is accepted. It is also noted that the applicant has removed the two Sheffield type stands previously illustrated on the Garrard Street frontage given that they would obstruct pedestrian access to the car park (west of the vehicle entrance). The latest landscape drawings illustrate a provision of 6 Sheffield stands which equates to 11 cycle spaces and these are provided at Garrard Street level and Friar Street level, given that this is in excess of the required 5 spaces this is deemed acceptable.

Delivery, Servicing and Waste Strategy

No changes are proposed to the delivery and servicing strategy for Plot E and F as a result of the proposals.

There are also no changes proposed to the waste strategy and waste storage for the additional units can be accommodated within the existing strategy.

As previously agreed, the bins will be housed within the refuse storage areas located on the ground and mezzanine floors of the car park. It is still proposed to carry out a twice weekly collection of the refuse bins which requires storage for an overall provision of 60 bins on site for the residential units. The principle of which is accepted.

Infrequent access for vehicles setting up temporary event within the Plaza of the proposed Station Hill North site (Planning Ref 192032) is proposed to be accessed from Friar Street via Friars Walk. However, this was not accepted as part of planning application 192032 given the conflicting movements with pedestrians given that the vehicles would utilise a pedestrian crossing to access Friars Walk. The planning condition included within extant permission should therefore be retained.

General Comments

It is noted that the proposal includes doors that open outwards, even though the area would be private this would be contrary to S153 of the Highways Act. It has been stated

that these doors open outwards as they form part of the fire strategy and as such has been deemed acceptable.”

Update Report

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 3rd March 2021	ITEM NO. 11 Page 239
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Ward: Kentwood

App No.: 201694

Address: 8 The Beeches, Tilehurst, Reading, RG31 6RQ

Proposal: Relocation of Boundary Fence and Removal of Shared Access

Applicant: Mr M & Mrs S Rowe

Deadline: 22/01/2021 - Extended to 5/3/2021

RECOMMENDATION:

As on main report - Grant

1. CORRECTIONS

- 1.1 The officer note at the end of the public consultation section needs to be amended as follows:

Officer note - It also needs to be stated that the objector has written to the Council to advise that they **consider instigating** Judicial Review Proceedings if permission is granted.

2. STATEMENT FROM OBJECTOR

- 2.1 The objector has asked to speak to committee and has provided a written statement in case there are connection problems on the night. The statement is provided at Appendix 1.

3. CLARIFICATIONS

- 3.1 The Objector has written in with their comments on the officer report. This is also provided at Appendix 2. Officers can respond to some of the comments made at the meeting if required.

4. ADDITIONAL PHOTOS



Looking towards No 6:



Looking towards No 7 on the left and No 8 on the right
Page 28

Mr & Mrs Florey, 7 The Beeches, Tilehurst, Reading, Berkshire, RG31 6RQ

1 – Planning conditions imposed on the development

The original planning permission of the dwellings appeal references APP/E0345/A/00/1050421 and APP/E0345/A/00/1052048 states in Planning Condition 10 (PC10) that:

*“the areas shown of the submitted drawings for the parking, turning and circulation of vehicles shall be constructed and kept available for such use at all times. **No development**, whether or not permitted by the Town & Country Planning (general permitted development) Order 1995, (or any order revoking and re-enacting that Order with or without modification) **shall be carried out on such areas or in such a position to restrict access to such facilities.**”*

Planning condition 10 (PC10):

- protects the shared access rights for all three householders in the development
- applies to the Shared Driveway and private driveways of each property
- this shared access is a right in law

PC10 creates, for each householder on the development, both:

- a RIGHT OF ACCESS to use the whole shared area; and
- an OBLIGATION not to carry out any development on, or restrict access to, any portion of the shared area at any time.

This results in protection for each householder to prevent another householder on the development who tries to carry out ANY development or create ANY restriction which could affect ANY householder on the development at ANY time on ANY portion of the shared driveway.

The proposed new 55 foot-long fence/hedge would present a substantial interference to the access rights of the other residents and their visitors and will remove the ability for all residents, to use the full extent of the turning and circulation areas.

2 – Vehicular movements and highway safety

- The current Shared Driveway is designed, and controlled by PC10, for ease of vehicular movement in and out of the development.
- If the new fence/hedge is constructed over this area, it would be impossible to turn adequately.
- Parking areas are provided on each private driveway in order to keep the shared area available at all times for turning and circulation.
- No parking is allowed on the shared area at any time.
- Therefore, our private driveway is the only parking area we can use.
- It is a single width driveway where cars need to park in single file behind each other.
- In simple terms, this means that we do not have the ability to turn and manoeuvre when there is more than one car in situ.
- We therefore require the full extent of the shared area.
- We rely on the use of this area in our day to day lives.
- Any obstruction on the shared area would restrict us.
- As a matter of law it is not in the applicants' power to deny us what we have contracted for.

3 – Appearance and position of proposed new fence/hedge

The current character of the development has always been:

- pleasant
- verdant, and
- open plan with simple low rustic fencing to the front gardens.

The current wooden fence and gates are very oppressive and very unpleasant in appearance. The position of the new fence would be significantly more oppressive because it would be much wider, 3 times longer, and a long way into the shared driveway. This would create a significantly negative impact on the existing character of the development. It would:

- be overwhelmingly long - a 55 foot fence/hedge
- be oppressively tall 7 foot+ hedge and 6 foot fence
- present an unpleasant, ugly, blank façade
- enclose a fundamental and substantial portion of hardstanding which we currently use out of necessity.
- be erected along our boundary line and over our land
- require constant maintenance and roots will cause problems to remnant driveway
- remove our access to a portion of our land and to the conducting media by the gates
- foul the route of conducting media laid under the driveway - fences, hedges or other structures cannot be erected within 1.5m of the path of conducting media
- due to the angle of our house, our vista would be detrimentally affected, and privacy of our upstairs bedroom windows would be compromised.
- shade the private gardens with the overbearing nature of the new fence/hedge
- compromise access to the original electric gates, and front wall

1st March 2021

Statement of objections for planning committee meeting: planning application 201694.

Mr & Mrs Florey, 7 The Beeches, Tilehurst, Reading, Berkshire, RG31 6RQ

In conclusion

It is vital for the other two properties, that access rights are preserved across the whole shared area, and enjoyment of the Shared Driveway continues without any changes.

Officers have neglected take account of the other aspects for PC10 which address the need to keep accesses and the appearances of the development in accordance with the approved open plan layout of the development.

- each householder has an obligation to maintain the open plan layout.

Inspector stated, PC10 is reasonable as it controls:

- Detailed provision of accesses – approved access for all three households to the shared area.
- Appearance of the development – maintain approved open plan layout.
- Highway safety – turn and exit development in forward gear.

Under PC10, No 8:

- can choose to ignore their rights under PC10 but
- cannot relinquish their obligations to the other householders, who have a right of access to the full extent of the shared area. This access is a right in law.
- are obligated to comply with No development or restriction at any time.

The proposed fence/ hedge which will obstruct the shared area, would be erected on our boundary and over our land. The current hedge is extremely wide and already causes huge maintenance issues with the overbearing effect on our private amenity (lawn killed by lack of light), root invading garden and potential damage to conducting media.

The proposed development should NOT be approved, as it:

- would have a significant impact on the day to day lives of the other residents.
- does not improve the character of the development in any way.
- is a DEVELOPMENT on the shared area and breaches several aspects of PC10.

1st March 2021

Statement of objections for planning committee meeting: planning application 201694.

Mr & Mrs Florey, 7 The Beeches, Tilehurst, Reading, Berkshire, RG31 6RQ



Section	Clarifications, omissions, or errors
2.1	Part of the area to be enclosed is known by objector to be over land owned by the objector. This is known to the applicants because the applicant has served article 13 notice on the objector.
2.1	The proposed application is not described with sufficient clarity or precision as required by the NPPG. Also, the proposal keeps changing. It needs to be described more clearly. The diagrams are wrong in the report.
2.2	CLP was granted for a 1 metre pier next to the highway but applicants built a 2 metre high pier and installed 2 metre high gates. This was recorded as a planning breach of planning condition 10. But no action taken. Planning permission has never been sort by the applicants.
2.3	The wooden fence and gates were built anyway, immediately the CLP was issued. This was also recorded as a planning breach of planning condition 10. No action was taken.
2.4	<p>This section is incorrect.</p> <p>The applicant has never had the intention to replace the existing fence and gates with hedging in its current location.</p> <p>The applicant needs to make it very clear and precise that the application is not to replace anything nor relocate anything, but the intention is to erect a brand-new fence/hedge in a position several metres away from the position of the existing fence and gates, and the new fence/hedge will be across a substantial portion of the shared area and onto the current boundary line between no 7 and no 8.</p> <p>To illustrate to the planning committee where the location of the new fence/hedge is being proposed, its worth saying that one of the pictures at the end of the report shows the case officer's car on the shared area parked against the existing fence and gates and the position of the car would be fully enclosed behind the new fence/hedge.</p> <p>The drawings submitted for the new fence/hedge give the impression that the new fence/hedge is of similar length to the existing fence and gates, but in reality it will be 3 times as long (55 foot) as the existing fence and gates.</p> <p>The drawings submitted for the new fence/hedge does not show the height of the new fence or the height of the new hedge</p>
3	<p>Refusal date incorrect.</p> <p>CLP was granted for a 1 metre pier next to the highway but applicants built a 2 metre high pier and installed 2 metre high gates. This was recorded as a planning breach of planning condition 10. But no action taken. Planning permission has never been sort by the applicants.</p>
3	The wooden fence and gates were built without planning permission, immediately the CLP was issued May 2018. This was also recorded as a planning breach of planning condition 10. No action was taken.
4	<p>IMPORTANT CORRECTION as per email sent to Julie Williams on Friday 26th February 2021.</p> <p>The objector DID NOT SAY "they intend to begin Judicial Review Proceedings if permission is granted."</p> <p><u>On the advice of RBC Planning solicitor</u>, the objector ACTUALLY WROTE "If this application is allowed to go ahead, we feel it has not been properly investigated and we would therefore consider instigating a judicial review".</p> <p>.... This is a very different meaning.</p> <p>This needs to be corrected and pointed out to the planning committee.</p>
4	This statement in this section is misleading 'The hard surfacing currently covering the development area is proposed to be replaced by garden (lawn most probably)' – how is this possible as all arguments appear to point towards the creation of space for turning on the enclosed area. The

	<p>applicant can't satisfy the environmental requirements and the highway safety requirements of a turning space at the same time. This needs to be much more specific.</p> <p>In the latest drawings it shows the development area being re-instated as garden. IT is difficult to understand whether garden is being reinstated or a turning head is being created?</p> <p>Transport</p>
4	<p>The existing high hedge DID NOT form part of the original planting. This should have been checked on the approved plans. The applicants planted the hedge which is now over 7 feet high. The approved open plan design of the development expects hedging to be limited to the same height as the 1 metre high, low ranch fencing which is in situ. The front gardens of no 7 and no 6 still maintain the open plan vista.</p>
4	<p>Transport officer report</p> <p>The objector's feedback on the transport officer's visit on 17th February has not been included in the report such as the fact that the driveway of no 7 is only a single width driveway and therefore does not provide sufficient space on the private driveway for cars to turn if there is more than one car on the private driveway. Therefore no 7 needs to turn on the shared area. This is a fundamental point in the objector's position.</p>
6.1	<p>There is NO boundary change. The application seeks to erect a new fence/hedge on the existing boundary line between no 7 and no 8.</p>
6.7	<p>The diagram, which is an old plan, needs to be updated to show the yellow area reaching to the highway.</p>
6.8	<p>Need to recognise the fact that the objector has stated that no 7 private driveway is a single width driveway and therefore cars need to turn on the full extent of the shared area. Also the area of remnant shared area would make it very difficult for any cars parked in no 7 private driveway to turn without a minimum of a 5-7 point turn.</p>
6.9	<p>No turning head in the private driveway of no 7.</p> <p>The objector's feedback on the transport officer's visit on 17th February has not been included in the report such as the fact that the driveway of no 7 is only a single width driveway and therefore does not provide sufficient space on the private driveway for cars to turn if there is more than one car on the private driveway. Therefore no 7 needs to turn on the shared area. This is a fundamental point in the objector's position.</p>
6.10	<p>This condition needs much more precise wording:</p> <p>"condition to require that No. 8 only uses their new access and that the internal access is permanently closed is recommended if planning permission is granted".</p> <p>All access to any part of the shared driveway shall be closed off to the owners and occupiers of no 8 and their visitors for both vehicular and pedestrian access. This must include the shared area (marked in yellow on the plan), access to the brick area marked Bin Store and the garden areas outside the green gates leading to the highway. These areas are all part of what is defined and understood by no 8 as Shared Driveway.</p>
6.14	<p>Refusal reasons 4 and 5 are not relevant and misleading. Planning issued a CLP certificate in 2018 which allowed new hardstanding that <u>increased</u> the parking area for no 8.</p>

Mr & Mrs Florey, 7 The Beeches, Tilehurst, Reading, RG31 6RQ



Appeal Decisions

Hearing held on 13 December 2000

by **Howard Rose DMS DipTP MRTPI MIWM**

an Inspector appointed by the Secretary of State for the
Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date

4 JAN 2001

Appeal A: APP/E0345/A/00/1050421

'Daneshill', 30 Elsley Road, Tilehurst, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Westbuild Homes Ltd against the decision of Reading Borough Council.
- The application (ref: 99/01149/FUL), dated 23 November 1999, was refused by notice dated 28 March 2000.
- The development proposed is the demolition of the existing dwelling and the construction of three new 5 bedroom houses.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below. *This one implemented*

Appeal B: APP/E0345/A/00/1052048

'Daneshill', 30 Elsley Road, Tilehurst, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Westbuild Homes Ltd against Reading Borough Council.
- The application (ref: 00/00619/FUL), is dated 26 May 2000.
- The development proposed is the demolition of the existing building and the construction of three new 4 bedroom detached houses.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

The Appeal Site and its surroundings

1. The appeal site is situated on the north west side of Elsley Road and contains a large detached two storey former dwelling with rooms in the roofspace. The building which was apparently last used as a nursing home is currently boarded up and appears to be in a poor state of repair. The site, which has a significant fall in level towards the north eastern boundary, is bounded by substantial hedges and contains a large number of trees of mixed deciduous and evergreen species, five of which are the subject of a Tree Preservation Order (Council Ref: TPO 5/00). The surrounding area is residential in character with mostly low density development and considerable mature vegetation which contributes to the appearance and general quality of the local environment.

The Two Appeals

2. The two appeals both concern the development of the site with three substantial detached two storey dwellings and associated accesses and garages. Appeal A would involve the layout of the site in a way which largely continues the crescent shape of the existing

development in The Beeches which is accessed from Elsley Road. Access would be from The Beeches and would serve all three dwellings. I am aware that the original proposal has been modified from the intended development of three 5 bedroom dwellings to include two 5 bedroom dwellings and one 4 bedroom dwelling (on Plot 1), which would be at the northern end of the appeal site adjacent to 5 The Beeches. I have considered the appeal on this basis. The drawings which the Council considered in determining this planning application and which are the subject of this appeal are nos. 1454(location plan), 1454-1C, 1454-3A, 1454-4A, 1454-5B, 1454-6B, 1454-7, 1454-8, 1454-9A, 1454-10A, 1454-11B, 1454-12B, 1454-13B, 1454-14B, and 1454-15A (garage details).

3. Appeal B is also for the development of three detached two storey dwellings, though in this case all three dwellings would be 4 bedroom houses. The orientation of the proposed dwellings would generally be the reverse of that in Appeal A. Access would be directly from Elsley Road along the north eastern boundary of the site which is the common boundary with the existing dwellings in Ferndale Close. The proposed dwellings would have frontage to this access with their rear gardens backing on to The Beeches. The drawings which were submitted to the Council with the planning application and which are now the subject of this appeal are nos. 1454(location plan), 1454-11C, 1454-12C, 1454-13C, 1454-14C, 1454-15A(garage details), 1454-17F, 1454-19, 1454-19A, 1454-20, 1454-21, 1454-22, and 1454-23.

Main Issues

4. From my inspection of the appeal site and its surroundings and from all else that I have seen and heard I consider that there are three main issues in these appeals. The first is the effect of each of the two schemes on the character and appearance of the surrounding residential area. The second is their effect on the living conditions of adjoining residents by way of noise and disturbance, loss of privacy and overshadowing. The third is their effect on the free flow of traffic and highway safety in Elsley Road and The Beeches.

Planning Policy

5. Where an adopted or an approved plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. The statutory development plan for the area includes the Berkshire Structure Plan 1991-2006, which was adopted in November 1995. Policy EN1 seeks to protect and enhance the character and quality of the environment of the County through such matters as good design and layout of new development and conservation of the existing tree cover.
6. Also included is the Reading Borough Local Plan which was adopted in October 1998. Policy HSG 5 sets out criteria, which include the need for new development to fit in with its surroundings, to preserve existing landscape features and to incorporate appropriate parking and access provision, against which proposals for residential development will be assessed. Policy HSG 9 makes it clear that proposals for new residential development will not be permitted where they would harm the visual character and quality of the area; where they would have a detrimental impact on adjoining properties; where they would involve the loss of important trees; and where they could not be provided with appropriate access and parking facilities. Policy TRN11B indicates that where a development proposal can be shown to aggravate traffic problems the Council will seek improvements from the

developer where it is possible to overcome such problems. Policy NE 5 signifies that the Council will seek to retain and extend the vegetation cover of the Borough.

Reasoning

THE EFFECT OF EACH SCHEME ON THE CHARACTER AND APPEARANCE OF THE SURROUNDING RESIDENTIAL AREA

Appeal A

7. As previously indicated this scheme would involve the development of the appeal site in a way which would continue the existing crescent shape of the development in The Beeches. The access would be provided from the north east side of the existing roadway and would serve all three dwellings rather than each one having individual access to the roadway itself. In so doing the proposed dwellings would be sited towards the rear of the site to allow adequate space for vehicular access and garage provision. The dwellings would be sited on land which is essentially at the same level as that within The Beeches but the rear gardens would generally have marked falls in gradient away from the dwellings.
8. The design of the proposed dwellings would be different from the existing dwellings in The Beeches, being of a cottage style with substantial roofscapes and dormer windows. They would also be of a noticeably lower profile than that of the existing dwelling, 'Daneshill'. In this context I have had regard to the assertion by the Council that the proposed development would dominate the skyline but, having regard to the lower profile of the proposed dwellings and the substantial vegetation within and on the boundary of the site, in my judgement, this would not be the case. I have also considered the submission that the proposal would amount to over-development of the site. However, while the proposal would be of a slightly higher density than the existing development within The Beeches, the mass and bulk of the new dwellings and the spaces between them would be similar to that of the existing development. In this context I am aware that current Government policy, as set out in Planning Policy Guidance Note 3 (PPG3) 'Housing', is that effective use should be made for new housing of previously developed land in urban areas. Furthermore, while the gardens would be somewhat smaller than those of the existing dwellings in The Beeches, they would meet the Council's standards for such provision. In addition, while the gardens would tend to have a significant slope, I do not consider that they would be unacceptable and they may well provide a basis for imaginative garden layout.
9. Although the new dwellings would have a different appearance to that of the existing development within The Beeches, this could, to some extent, be overcome by the type of materials to be used. These should relate to those used on the existing dwellings in The Beeches and could be achieved by the inclusion of a planning condition, in the event of the appeal being allowed. Furthermore, the physical and visual separation of the appeal site by virtue of the retention of the boundary hedges and much of the on-site vegetation, could be secured by the inclusion of appropriate planning conditions dealing with landscaping and boundary treatment. This would largely retain the setting of the existing development and provide a different setting for the new development which, in my view, would have visual benefits for both and would add to the variety of housing development in the area. In this regard I have taken account of the fact that one tree, a horse chestnut, close to the north west corner of the site, which is included within the Tree Preservation Order (Tree No.4 in TPO 5/00), would need to be removed to make way for the proposed development. However, the Council accepts that this tree has a limited life span and does not object to its

loss. In the circumstances I can see no reason to disagree.

10. The Council argues that the form of the layout is such that there would be an excessive amount of hardstanding in the front of the proposed dwellings which would be out of keeping with the green appearance of the surroundings in The Beeches. While I have some sympathy with this view I do not consider that such areas need be unattractive in a residential setting and, bearing in mind the visual separation of the proposed development from the existing dwellings in The Beeches, I am not persuaded that this is a substantial objection to the proposed development.
11. I have carefully considered the concerns of the Council and the adjacent residents about the visual impact of the proposal on its surroundings but for all the above reasons I do not consider that it would unduly spoil the nature of the area. I therefore conclude that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding residential area.

Appeal B

12. In this scheme the dwellings would all be of 4 bedrooms and would have frontage to the east with access provided via the existing access from Elsley Road at the eastern corner of the site. In this way the dwellings would again be generally sited on the land at the same level as that of The Beeches with their gardens backing onto the roadway. The individual driveways would generally have a significant gradient down to the access with Elsley Road.
13. The arguments relating to the density and general appearance of the new dwellings in relation to the surrounding development are the same as those in respect of Appeal A, in my view but in this case the horse chestnut tree, to which I have previously referred, would not need to be removed. The boundary treatment of the site and appropriate landscaping could be secured by relevant planning conditions and there would also be less hardstanding in front of the new dwellings. However, I have had regard to the juxtaposition of the proposed dwellings in relation to those in The Beeches and the closest dwellings in Ferndale Close. In this scheme they are front to rear, and there are also more awkward access arrangements with significant gradients on the driveways. In my view, these aspects would result in a less desirable form of development than that which is the subject of Appeal A. Nonetheless, again having regard to the physical and visual separation of the appeal site from its immediate surroundings, I do not consider these matters to be compelling reasons for dismissing the appeal. Consequently, I conclude that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding residential area.

THE EFFECT OF EACH SCHEME ON THE LIVING CONDITIONS OF THE ADJOINING RESIDENTS BY WAY OF NOISE AND DISTURBANCE, LOSS OF PRIVACY AND OVERSHADOWING.

Appeal A

14. This proposal would result in more vehicular activity in The Beeches, though much of the manoeuvring within residential plots would be within the boundary of the site behind the retained hedges. As I have indicated, the proposed garage on Plot 1 would be close to the dwelling at 5 The Beeches. While I do not consider that the noise and disturbance to the residents of this property would be significant, it could be minimised by appropriate

boundary treatment alongside the garage, which could be secured by a planning condition dealing with such matters. Having also considered the other more general concerns of the residents on this matter I am not persuaded that noise and disturbance from the proposed development would unduly harm the enjoyment of their dwellings for the adjoining residents.

15. With regard to loss of privacy I am aware that the three dwellings would be in an elevated position in relation to the closest dwellings in Ferndale Close. However, there is substantial existing vegetation along the common boundary which currently prevents any material overlooking of the gardens and internal rooms of these existing dwellings. This vegetation is currently poorly maintained and could be the subject of management involving some reinforcement which could be secured as part of the proposed development by the inclusion of appropriate planning conditions in the event of the appeal being allowed. This should minimise any loss of privacy to adjoining residents arising from the proposed development. In this regard, the dwellings at 9 and 10 Ferndale Close are essentially sideways-on to the proposed development but I saw that the outlook from these side elevations is an important aspect for the residents of both dwellings. However, notwithstanding the privacy gained by the existence of the boundary vegetation, the distances between the proposed dwellings and these existing dwellings in Ferndale Close meet the Council's space standards for residential development between the backs of houses.
16. On the matter of overshadowing the Council contends that proposed development would have an overshadowing and overbearing impact on the existing residential properties to the rear. However, I disagree. The low profile of the proposed dwellings and the seclusion of the site provided particularly by the boundary vegetation would, in my view, result in a form of development which would not be significantly intrusive and as such would be generally acceptable in relation to its impact on the adjoining properties. All the above things being so, I conclude that the proposed development would not materially adversely affect the living conditions of adjoining residents by way of noise and disturbance, loss of privacy or overshadowing.

Appeal B

17. With regard to noise and disturbance, this proposal would include a vehicular access which would run along the common boundary of the site with the properties at 9 and 10 Ferndale Close. While this access was apparently used in the past it has ceased to be used since the existing property, 'Daneshill', has been vacated. Vehicles using the access in association with the proposed development would be likely to be heard within the gardens of the adjoining properties in Ferndale Close but would be less likely to be heard within the dwellings. Nonetheless, the amount of usage of the access would not be substantial, in my view, and it would be blocked from the view of the residents by virtue of the boundary treatment, which would also tend to moderate the noise levels emanating from the site. Hence, I am not persuaded that there would be material harm to the amenities of the residents of the adjacent properties through noise and disturbance.
18. In respect of overlooking, the new dwellings would have their front elevations facing the properties in Ferndale Close, but the habitable rooms within them would be a similar distance away as those in Appeal A. Hence, I do not consider that there would be any noticeable loss of privacy to the residents of these existing properties. I have also considered the potential overlooking from the rear of the proposed dwelling on Plot 3 of the

rear garden of 5 The Beeches. I accept that there would be some loss of privacy in this case but in view of the distance from the rear of the new dwelling and the oblique angle of overlooking I am not persuaded that this would be a material objection to the proposed development.

19. On the matter of overshadowing I consider that the same arguments apply as those in respect of Appeal A. Therefore, the proposed development would not be significantly intrusive and would be generally acceptable in respect of its impact on adjoining properties. Overall, I consider that this proposal is less satisfactory with regard to its impact on the living conditions of adjacent residents than proposals, which are the subject of Appeal A. Nonetheless, for the reasons set out above, I am not persuaded that it would be unacceptable in this regard. Consequently I conclude that the proposed development would not materially adversely affect the living conditions of adjoining residents by way of noise and disturbance, loss of privacy or overshadowing.

 **THE EFFECT OF THE PROPOSALS ON THE FREE FLOW OF TRAFFIC AND HIGHWAY SAFETY IN ELSLEY ROAD AND THE BEECHES.**

Both Appeals

20. Both schemes would involve the closure of the existing vehicular access immediately north east of the junction of The Beeches with Elsley Road. The proposals in Appeal A would involve the provision of a new properly designed access a short distance along The Beeches from its junction with Elsley Road. The proposals in Appeal B would utilise the existing access from Elsley Road at the eastern corner of the site. It would need to be improved with appropriate sight lines provided, which are likely to require the trimming back of the boundary hedge. However, the Highway Authority is satisfied that the necessary improvements can be made to the proposed access in Appeal B and, consequently, that both sets of proposals could be provided with safe accesses. Furthermore, there is no objection from the Council in respect of the gradients on the driveways in Appeal B. Even so, from what I saw, there would appear to be scope to modify these and reduce certain of the gradients in preparing the detailed site levels, which could be the subject of a planning condition. In the circumstances, I conclude that the proposals in both schemes would not adversely affect the free flow of traffic and highway safety in Elsley Road and The Beeches.

Conditions

Both Appeals

21. In the event of either or both appeals being allowed, the Council has suggested a number of conditions, including the standard timescale condition, which it would wish to see included. The Council's view is also that the suggested conditions would apply equally to both sets of appeal proposals and I have considered them in the light of the advice in Circular 11/95. The suggested conditions dealing with operational activities on the site during the construction period are necessary and reasonable, in my view, to minimise the impact on the amenities of neighbouring residents during this period. The condition requiring details of construction materials is necessary to ensure that the proposals fit in with their surroundings. Similarly, the conditions dealing with landscaping and boundary treatment are necessary to protect and reinforce the on-site vegetation and boundaries for visual and screening purposes, though since there will be no communal landscaped areas I do not

consider a landscape management plan to be necessary. Those conditions concerning the detailed provision of accesses, parking areas and footpaths are necessary and reasonable in the interests of the appearance of the development and of highway safety. The suggested condition dealing with details of the site levels is necessary to ensure that the development is compatible with the adjacent development and the condition regarding the provision of obscure glazing in bathrooms, shower rooms, or toilets is reasonable, in my opinion, to avoid any loss of privacy. It was also agreed at the Hearing that the suggested conditions concerning provision for the disabled and sewage and surface water disposal would not be necessary since they would be dealt with under other legislation.

Conclusions

Both Appeals

22. I find that both sets of appeal proposals would accord with the development plan and there are no material considerations which would suggest a different outcome. I have taken account of all other matters raised, including the concerns of the local residents about the loss of 'Daneshill', a fine old Reading building, but not listed, and the possibility of bats nesting on the site, though I have seen nothing to substantiate this. In the circumstances, I have found nothing which would outweigh the main considerations that have led me to my decisions.
23. For the reasons given above and having regard to all other matters raised, I conclude that both appeals should be allowed.

Formal Decisions

Appeal A: APP/E0345/A/00/1050421

24. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of the existing dwelling and the construction of two new 5 bedroom houses and one new 4 bedroom house at 'Daneshill', 30 Elsley Road, Tilehurst, Reading in accordance with the terms of the application No: 99/01149/FUL, dated 23 November 1999, and the plans submitted therewith, nos. 1454(location plan), 1454-1C, 1454-3A, 1454-4A, 1454-5B, 1454-6B, 1454-7, 1454-8, 1454-9A, 1454-10A, 1454-11B, 1454-12B, 1454-13B, 1454-14B, and 1454-15A (garage details), subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - 2) No development shall take place until a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period has been submitted to and approved in writing by the local planning authority. During that period personnel vehicles, plant and materials shall be parked and stored in accordance with the approved scheme.
 - 3) The demolition and construction works associated with the development hereby permitted shall not take place outside the hours of 0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank or Public Holidays, without the prior written approval of the local planning authority.

- 4) No materials produced as a result of the demolition and construction works associated with the development hereby permitted shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of demolition and construction are in progress.
- 5) No development shall take place until samples 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. Development shall be carried out in accordance with the approved details.
- 6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development [.
- 7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
- ✓ 8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the first dwelling hereby permitted is occupied and shall be carried out in accordance with the approved details.
- 9) No development shall take place until details of the means of vehicular access to the site, to include sight lines, gradients and method of construction, have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.
- 10) The areas shown on the submitted drawings for the parking, turning and circulation of vehicles shall be constructed and kept available for such use at all times. No development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) shall be carried out on such areas or in such a position to restrict access to such facilities.
- 11) No dwelling hereby permitted shall be occupied until those parts of the access road and footpaths which give access to it have been constructed in accordance with the approved plans.
- 12) No development shall take place until details of site levels, including a detailed survey to a scale of not less than 1:1250, showing contours of one metre intervals, related to Newlyn Datum and large scale sections, where appropriate, illustrating all principal physical features of the site, have been submitted to and approved in writing by the local planning authority. These details shall clearly distinguish between existing and proposed levels and physical features and shall indicate the position of proposed roads and buildings. Development shall take place in accordance with the approved details.

- 13) Any windows to a bathroom, shower room or toilet in the development hereby permitted shall be obscure glazed and thereafter retained as such.

Appeal B: APP/E0345/A/00/1052048

25. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of the existing building and the construction of three new 4 bedroom detached houses at 'Daneshill', 30 Elsley Road, Tilehurst, Reading in accordance with the terms of the application No: 00/00619/FUL, dated 26 May 2000 and the plans submitted therewith, nos. 1454(location plan), 1454-11C, 1454-12C, 1454-13C, 1454-14C, 1454-15A(garage details), 1454-17F, 1454-19, 1454-19A, 1454-20, 1454-21, 1454-22, and 1454-23, subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
- 2) No development shall take place until a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period has been submitted to and approved in writing by the local planning authority. During that period personnel vehicles, plant and materials shall be parked and stored in accordance with the approved scheme.
- 3) The demolition and construction works associated with the development hereby permitted shall not take place outside the hours of 0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank or Public Holidays, without the prior written approval of the local planning authority.
- 4) No materials produced as a result of the demolition and construction works associated with the development hereby permitted shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of demolition and construction are in progress.
- 5) No development shall take place until samples 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. Development shall be carried out in accordance with the approved details.
- 6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- 7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
- 8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed

before the first dwelling hereby permitted is occupied and shall be carried out in accordance with the approved details.

- 9) No development shall take place until details of the means of vehicular access to the site, to include sight lines, gradients and method of construction, have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.
- 10) The areas shown on the submitted drawings for the parking, turning and circulation of vehicles shall be constructed and kept available for such use at all times. No development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) shall be carried out on such areas or in such a position to restrict access to such facilities.
- 11) No dwelling hereby permitted shall be occupied until those parts of the access road and footpaths which give access to it have been constructed in accordance with the approved plans.
- 12) No development shall take place until details of site levels, including a detailed survey to a scale of not less than 1:1250, showing contours of one metre intervals, related to Newlyn Datum and large scale sections, where appropriate, illustrating all principal physical features of the site, have been submitted to and approved in writing by the local planning authority. These details shall clearly distinguish between existing and proposed levels and physical features and shall indicate the position of proposed roads and buildings. Development shall take place in accordance with the approved details.
- 13) Any windows to a bathroom, shower room or toilet in the development hereby permitted shall be obscure glazed and thereafter retained as such.

Information

26. Particulars of the right of appeal against these decisions to the High Court are enclosed for those concerned.
27. These decisions do not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
28. An applicant for any approval required by a condition attached to these permissions has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.
29. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Howard Rose

INSPECTOR

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 12

PLANNING APPLICATIONS COMMITTEE: 3rd March 2021

Ward: Minster

App No.: 200979

Address: 18 Parkside Road, RG30 2DB

Proposal: Demolition of detached house and annex and erection of 3 storey building for 3x3, 3x2, and 6x1 bed flats, with undercroft parking, landscaping and bin stores

Applicant: Colony Developments

Deadline: 27/11/2020

Extended Deadline: 30/4/2021

Planning Guarantee 26 week target: 26/2/21

RECOMMENDATION:

As on main report, but with the following amendments:

The Section 106 Legal Agreement to Secure the Following:

Affordable Housing

- £150k AH contribution paid on occupation of 10th Unit, ~~;- or three no. shared ownership units. together with a Deferred Payment contribution with a 50/50 share in excess of 12% GDV on an open book basis capped at a total policy compliant sum of £521,000 to be calculated on the occupation of the 11th unit.~~

OR

- Three on-site shared ownership units or equivalent in terms of habitable rooms ~~together with a Deferred Payment contribution with a 50/50 share in excess of 12% GDV on an open book basis capped at a total policy compliant sum of £521,000 to be calculated on the sale of the 11th unit, or policy compliant 30%. equivalent to 30% calculated on the occupation of the 11th unit.~~

Additional Condition:

28. Obscure glazing to first floor full height windows on the southern side.

1. AMENDED INFORMATION

Transport

- 1.1 Following consultation on the amended plans and further discussion between the Officer and the agent an amended ground floor plan was submitted (*received 03-10 Rev P2, received 18th February 2021*), which increases the overall parking provision to 14 no. on site car parking spaces. The Transport officer provided further comments on these amendments and confirmed:

“In accordance with the adopted Parking Standards and Design SPD the proposed development would be required to provide off road parking of 1 Parking space for each 1 and 2 bedroom flat and 1.5 for a 3 bedroom flat, therefore equating to a total of 14 (rounded) parking spaces. In addition to this, visitor parking should also be provided at a ratio of 1 per 10 dwellings, therefore the whole development would require 15 (rounded) parking spaces. After reviewing car ownership data the proposed provision of 14 parking spaces as illustrated in the amended plan 3-10 P2 is acceptable.”

- 1.2 Transport has reiterated that cycle storage would need to be covered secure storage. A condition requiring such details is already included in the recommendation in the main report.
- 1.3 A further revised drawing has been submitted by the applicant (3-10 P3), which shows proposed and future electric vehicle charging points as required by Policy TR5.
- 1.4 Further details for bin storage are required and a condition as on the main report is maintained.
- 1.5 The amended scheme is considered to be acceptable in transport terms, subject to attaching conditions, and would therefore accord with requirements of policies TR2-TR5.

Site Levels

- 1.6 Following further resident submissions and disagreement over the site levels as presented, the applicant’s agent has revisited the topographical survey data and has prepared the following statement and amended drawings (see Appendix 1) as follows:

“Concerns have been raised during the consultation process that there is a significant increase in building height and ground levels. The initial explanation offered to the planning officer was that there would be no significant adjustments, but as a result of ongoing residents’ concerns, the officer has sought further clarification. It is correct that the general site levels to the rear gardens would remain similar to the existing. Whilst the driveway and undercroft parking would be raised slightly to lessen the overall gradient for the parking area and to allow disabled access. The raised levels would mainly be to the Parkside Road aspect and less so to the rear amenity, where the levels would be generally equal or less than the neighbouring properties.

Further topographic data has been provided to clarify the exact level changes and comparisons with context and all elevation sections have been updated to reflect this, alongside elevation gridlines to aid the understanding of height variations. Any indicative levels of the neighbouring properties have been refined, in particular the garden to No. 29 which now reflects a better

illustration of the relationship to the site and proposal.

With respect to the floor levels and building heights the existing house has a ground floor level of 57.32. The proposed building would have a car park/external level of 57.75 and ground floor level of 57.90, raising the levels by only 430mm and 580mm respectively. It is estimated that the building ground floor level would be very similar to that of No.29 if not slightly lower.

The tallest part of the proposal is 66.35, with the two wings, addressing No. 29 Westcote Road and no. 16 Parkside Road, lowered to 65.95. When compared to No.29 at 65.43, and No.16 at 64.52 the increase in height would be 550mm and 1455mm respectively, which is reasonable given the taller element of the proposal would be ca 14m from the boundary to no. 29 Westcote Road and the slight increase on the corner plot could be accommodated.”

- 1.7 Officers are satisfied that sufficient information has been presented to demonstrate what the effect of the proposed development would be with respect to its overall height and in its context, and does not change the assessment as set out in the main report.

Residential Amenity

- 1.8 Additional points have been raised, specifically by the residents of number 16, Parkside Road, which include reference to an inaccuracy within the report with respect to windows present on the northern side of their property (see comments and photos in Appendix 2; photos from no. 29 Westcote Road are included in Appendix 3). The officer confirms that this was an error, and as the application was received during Covid restrictions, had utilised information such as streetview, and other mapping systems, which allow a range of views. The side windows were not clearly picked up. In light of the confirmation that there are side facing windows at no. 16 Parkside, the officer has re-reviewed the effect of the proposed scheme with respect to overlooking/ loss of privacy in terms of those side facing windows.
- 1.9 The residents have advised that there are four no. windows: 2 at first floor serving a bedroom, and two at ground floor serving a study (see photo below).



- 1.10 It is considered that the main issue would be with respect to the effect of the proposed windows at first and second floor levels within the wing nearest no. 16. The latest proposed southern side of the building (05-12 Rev P2, rec 18/2/21) includes 4 no. high level windows and two full height windows at first floor and two slim windows at second floor (see below).



- 1.11 As the rooms these windows serve also have windows on the east and west elevations (front and back - from Parkside Road) the applicant has confirmed that the first floor full height windows would be obscured glazed, and a further condition is included in the recommendation above. In terms of the second floor windows these are very slim windows at ca 9m from the nearest point of no. 16, and it is considered that the level of direct overlooking/ loss of privacy would be minimal, and combined with landscaping along this boundary it is considered that this would not cause significant detrimental harm to the amenity of no. 16 in accordance with Policy CC8.

Section 106 obligations - Affordable Housing

- 1.12 Since the completion of the main report there has been further negotiation between the applicant and the Council's Valuer with respect to the Affordable Housing Contribution. It has been agreed that in the case of delivery of the option of three on-site shared ownership units, that this could be based on an equivalent number of habitable rooms, i.e. 9 habitable rooms. This could mean the delivery of fewer, but larger units as shared ownership, which is considered acceptable by RBC's Housing Team, who have confirmed that they would prefer larger units.
- 1.13 This is still considered to accord with the relevant Policies CC9 and H3 and the recommendation for approval is maintained, subject to some minor changes to the Heads of Terms in the recommendation as above.

Ecology

- 1.14 For further clarification, further bat surveys would be undertaken between mid-May and August 2021 and the results of these would inform the licensing process and the type of license that would be required (condition 8 of the main report).
- 1.15 The applicant has provided an updated report (*Update Preliminary Roost Assessment, High Level Inspection and Mitigation, rec 2/3/21*) Report, which makes it clear that the proposed mitigation measures, which include bat roosting features, bird boxes, bee bricks, hedgehog gaps, and wildlife beneficial landscaping scheme would provide biodiversity net gains to meet Policy EN12. The amended mitigation plan is included in Appendix 4. The measures within the amended document would be specifically referenced within recommended condition 9 as set out in the main report.

Sustainability

- 1.16 The applicant has submitted an updated Energy Assessment, which relates to the 12 unit scheme. This confirms that the proposed scheme would continue to achieve an overall reduction in Co2 of 36.97% with the proposed use of heat pumps and photovoltaic panels in accordance with Policy H5.

Written Statements

- 1.17 Written statements have been submitted by those members of the public who are registered under 'public speaking' and are included in Appendix 5. below.

Conclusion

- 1.18 Having reviewed the additional information the officer recommendation is not altered, save for the amendments to the S106 heads of terms, and an additional condition regarding windows, as above.

Officer: Alison Amoah

APPENDIX 1: SITE LEVELS/HEIGHTS PLANS



APPENDIX 2: FURTHER COMMENTS AND PHOTOS FROM NO. 16 PARKSIDE ROAD - provided by Mark Ashton & Lisa French

We have been shocked so see the committee report today ahead of the committee meeting on Wednesday in regards to the re development of 18 Parkside Road. Despite multiple objections from ourselves and many of the local residents the main objections all seem to have been ignored or given an unsatisfactory response and in some cases blatant lies.

We purchased our property just over 8 years ago when at the time we were up against 2 local developers and the family selling the house chose to sell to us as we wanted to renovate the property as our forever home. We love the fact that the houses on the road are all different shapes and sizes and full of character in this historic Reading Road. 16 Parkside Road is a lovely plot size and the garden is very private We are nearing the end of our renovation after 8 long years but it now feels like the joy it once brought is about to be destroyed.

Please see below in particular the points on the committee report we feel we need to comment on *[Planning officer note: extracts from the committee report in red]*

6.14 The area comprises detached and semi-detached 2 storey housing, bungalows, care homes and blocks of flats. Some of these are large buildings with some surrounding setting/ garden space and are up to 4 storeys. These include 19 Westcote Road, Parkside Care Home, and YMCA, a large modern corner building (marked with red stars on the plan below).

The application keeps making reference to Parkside Care Home and that this proposed development is in someway comparable. The site on which that building sits is 4 times the size and in keeping in design with the houses in the area. Please see below photo of Parkside Care Home next door in line with our home. The building is set back with the 2nd floor in the pitched roof, the windows on the 1st floor are considerably smaller than the ones proposed at 18 Parkside Road and the windows on the 2nd floor are tiny, covered with shutters and hold some sort of generator room. There simply is not the feeling of being over looked by this building as the developers have been considerate and careful with their design. The one big thing to point out that this is a very quiet care home - not a residential block housing over 30 occupants. The developers have built a fitting amenity as opposed to maximizing profit on the site at 18 Parkside Road foresaking local character and residents privacy and well being.



6.15 Although different in design to the adjacent buildings the overall layout of the proposed scheme would provide effective redevelopment of the plot, whilst maintaining sufficient distance to neighbouring properties. It would have a plot coverage consistent with other plots within the area, whilst ensuring sufficient landscaping and amenity setting to serve the proposed residents and to retain the verdant nature.

Please see below photos of all the houses on Parkside Road next to and adjacent to 18 Parkside Road - these are all residential and all of the same character and charm of Parkside Road. How in anyone's mind can these proposed plans think that this "office block" style of building will be a visual benefit to the area?





6.16 The height of the proposed scheme would be higher than the adjacent houses but would reflect heights of other buildings within the wider area. Due to the site levels, it is considered that it would be less dominant and overbearing in the street scene than other similar scale buildings. The agent has confirmed that the proposal would not involve raising the height of the land above the current ground level as suggested by an objector.

As you can see from the below photos this proposed development will undoubtedly tower over our back garden ensuring we will lose all privacy which was one of the reasons we purchased our home.



6.27 The character of the surrounding area is an important factor and the proposal would be comparable to the density of existing flatted developments in the area, for example no. 19 Westcote Road, which equates to a density of ca 100 DPH. The site is also considered to be a sustainable location being sited within close proximity of frequent premier bus routes on Bath Road and Tilehurst Road that run to and from the town centre and Reading West Railway Station to the east. In itself, the proposed density is not considered to be a reason to object to this application.

This proposed development also keeps comparing itself to the flats at 19 Westcote Road. As you can see from the photos, I took this morning this building is most defiantly in keeping with other buildings near by, the 2nd floor within the gable roof line and sympathetically designed along with consideration to neighbours by having no windows on the side. We would welcome a development along these lines.



6.36 The proposed scheme includes windows looking towards adjacent sites. With respect to the windows on the southern side (to no. 16 Parkside Road) within the wing of the building closest to the boundary, the majority of these would be facing the side of the no. 16 where there are no windows. There would be some limited oblique views into the rear amenity space. However, windows within the southern elevation of the other wing (parallel to Westcote Road), would be at ca 15.3m (ground/first floors) & 16.2m (second floor) from the boundary with no. 16 and it is considered that this distance, combined with tree and landscaped boundaries, would be sufficient to not cause significant detriment to the amenity of no. 16.

Please see below a photo of this side of our house (excuse render - we are mid renovation) where there are in fact 4 windows - one being our home office where Lisa works all day and the other being our bedroom - to say there are no windows on this side of our house is a lie.



6.37 With respect to no. 29 Westcote Road, similarly the closest east facing windows, would largely look directly towards the side elevation of no. 29, where there are no windows. It is considered that the remainder of the windows on the eastern side of the proposed scheme, which would be at a distance of ca 14.7m (ground & first) and 16.4m (second), combined with the retained and proposed landscaping, would also be sufficient to ensure that there would be no significant detriment to amenity and privacy. **There are existing similar relationships, for example the relationship between Parkside Care Home and no. 16 Parkside Road.**

This is the side aspect of our house from Parkside Care Home - how is this similar when they have been respectful and have only one window facing our house - which is infact just a stair well window.



6.24 The supporting text (para 4.4.7) states that, “*wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, on new developments for 10 or*

more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, having regard to all other material considerations.”

6.25 The amended proposal includes 3 x 3 bed units, which represents 25% of the total number of units. However, the proposal also includes 3 x 2 bed units, i.e. 50% 2 and 3 bed units. Para 4.49 of the RBLP explains that “*taken as a whole .. homes with two or more bedrooms, capable of accommodating families, represent the majority of the need*”. It is considered that this combined with the overall accessibility of the site, the need to make effective use of the site and the existing range of housing types and mix within the area, make this mix of units acceptable in this case.

Sorry, but this requirement is not being met, no amount of arguing can change that. If the developer was serious about offering quality family accommodation, then the 50% target would be met. If developers can offer the explanation above and get planning approval, then what is the point in having the regulations in the first place? If this guidance is not adhered to then there is no incentive for developers to offer decent family sized dwellings.

One more point on this and just a general observation. Reading is bursting at the seams with flats, everywhere you drive there are new developments popping up, some of which are massive in size such as the Thames Quarter complex and the ongoing construction of Kennet Island. Is there truly still that much demand for flats in Reading? I find it hard to believe when you can see multiple for sale and to let signs outside many existing developments throughout Reading. A quick search on the internet on Rightmove shows 1935 flats available to rent in Reading and 1215 flats available for sale as of 1st March 2021. Add other sites into this and that is a pretty big number.

Reading is desperate for quality family housing. A development that concentrated on high quality homes would be far more suitable for the plot and location than yet more flats.

6.41 A total of 14 no. car parking spaces are proposed. This would comply with parking standards with respect to the provision for the units themselves. In terms of visitors the Council’s parking standards require one space per 10 flats, and as there is some unrestricted parking on Westcote Road and some limited time bays on Parkside Road, it is considered that this visitor parking could be accommodated on street, without significant detriment to highway safety.

This is, an incredible assumption that it will be okay for visitors to park on Westcote Road. As local residents, Mark walks to work everyday via Westcote Road and there is always large number of cars parked along here on both sides of the road, including up on pavements. With Covid restrictions currently in place the parking issue isn’t as bad but I can guarantee that once Covid restrictions are lifted we will see people who

don't live in the area dumping their cars and walking to Reading West Station or in some case all the way to Reading town centre. Believe me, this happens an awful lot as I see it with my own eyes.

Many households have more than one car so even with 14 car parking spaces planned this will not be enough for the number of occupants in the building. Add in visitors and it will result in a significant number of cars parked along Westcote Road.

The parking bays on Parkside Road are already full at night as time restrictions do not apply so that rules that out as an option for visitors to park in. In summary, the parking issue has not been addressed, in my opinion can't ever be as the development is simply too big and dense for the plot size. If this is approved, Westcote Road will become an absolute nightmare for the residents living along there. The road will also be extremely difficult and dangerous for motorists to navigate along.

In closing we want to add that we are not against the development of the site, in fact welcome it. But please try to ensure we preserve the beautiful charm of this old Reading road and be respectful to all the neighbouring properties and their privacy.

APPENDIX 3: PHOTOS FROM 29 WESTCOTE ROAD AND 16 PARKSIDE ROAD
- provided by Mr. Dodson

Site Photos – 29 Westcote Road & 16/18 Parkside Road RG30 2DL



Road entrance into 18 Parkside Road – note steep angle – too steep to be able to park across the slope hence new ground level has to be raised for proposed development.



Looking at the south end wall of 18 Parkside Road from across entrance to 16 Parkside Road. Note fence line which is constant along the boundary to where it joins 29 Westcote Road fence line.



View from road entrance of 29 Westcote Road looking across to boundary with 18 Parkside Road. Both buildings in worked out gravel pit.

Note summer house in 18 Parkside Road garden behind silver car cover.



View from 29 Westcote Road showing retaining wall of level car parking area and corner of roof of summer house in garden of 18 Parkside Road





This picture has the laser level line transferred and projected from top of the fence along the boundary between 18 Parkside Road and 16 Parkside Road shown projected onto the back of the summer house.



This picture has the laser level line from the front door threshold of 29 Westcote Road projected onto the rear of the summer house showing that it is ~0.5m below the 18/16 Parkside Road fence line.

The Colony drawing number '500 05-11 1:200 Westcote Road elevation' shows the ground level of the new development to be ~0.5m above the threshold of the front door of 29 Westcote Road.

Thus the proposed new site level is approximately at the same level as the top of the boundary fence between 18 and 16 Parkside Road.

This is also approximately in line with the top of the retaining wall seen in the picture below that runs right across the north of the 18 Parkside Road site.



Retaining wall
running across
north/Westcote
Road side of site

APPENDIX 4: UPDATED BIODIVERSITY MITIGATION PLAN



APPENDIX 5: WRITTEN STATEMENTS

A) Chris Dodson OBE - 29 Westcote Road

A need for an appropriate development at 18 Parkside Rd is recognised. However, this is not an appropriate development because:

- It would make a negative contribution to the character of the immediate area with inappropriate scale, overall bulk and density of occupation.
- The design density of the proposed development is overwhelmingly out of keeping with the immediately surrounding properties and nothing less than an eyesore. The fact that other developments nearby have such a density - 'two wrongs do not make a right'.
- The proximity to neighbouring properties categorically does not minimise exposure to such an overbearing and architecturally inappropriate structure.
- When new drawings were submitted to the planning portal on 18th February 2021, it was the first time they showed site lines for no 16 Parkside, it became clear that they proposed the whole site be lifted ~2m above the existing ground level - this will exacerbate the intrusive sight lines into surrounding properties and gardens (the new ground level is at the height of the top of fences of surrounding properties and gardens) and effectively 'adds a floor' in terms of appearance from adjoining properties and the street scene. The drawing 'Overlooking Section 500 02-50' with Section A-A does not show the 2m lift of the site and so the overlooking sightlines shown are not real, they are a great deal worse. An engineer has used a laser level to determine the existing building ground level (>1.5m below our front door threshold at 29 Westcote Road) and compared that with the new proposed sections which show the ground floor of the new development throughout to be some 0.5m above our front door threshold level. We therefore suggest the committee is being totally misled under 6.16 of the Committee Report in front of you.
- We feel strongly that the drawings were trying to hide from us the fact that the intent was to lift the building and the land that surrounds it over 2metres, above standard fence height. This would result in people effectively walking at the top of our fence height looking down on our property and gardens. At the same time it lifts the building and effectively reinstated the floor they said that they had removed in response to our objections.
- The residents of surrounding properties consider this proposal to be a blight on our immediate area which leads us to question why this application has any support within Reading Borough Council. This is a clear attempt to build as many units as possible to maximise profits with no regard to design quality and our immediate neighbourhood's character, unique assets and current density.

We ask you to reject this application and seek an appropriate more family friendly development on this site **built from the existing ground level.**

B) Mark Ashton & Lisa French - 16 Parkside Road

We are extremely disappointed that we are still objecting to the proposed redevelopment of 18 Parkside Road for the same reasons that we have submitted now on several occasions. Minimal concerns raised by ourselves and local residents have been addressed, to the point of actually being ignored. We want to clarify again that we are not against the redevelopment of 18 Parkside Road, but not in its current form.

Below is why we are objecting to the proposed development including breaking several key planning committee policies.

- It is clearly too large and dense for the plot size. Little consideration has been given to the size and quality of the dwellings. This is presumably to maximise developer profit. Squeezing 12 flats (possible 33 occupants) onto a plot that has for many years been a single family house is excessive to say the least.
- The southern boundary will now sit much higher so in effect the bottom of the new building will be in line with the top of our fence line. This isn't demonstrated on the plans at all which we feel is underhand and quite deliberate.
- The privacy of our property and surrounding buildings will be destroyed by the sheer size and overbearing nature of the development. This issue is amplified by the size of the windows and the glass balconies that are planned to overlook all adjacent properties. The architectural features proposed do not lend themselves to the rhythm of surrounding buildings as outlined in planning committee policies. A few trees and some trellis are not going to solve the issues with privacy on any of the boundaries.
- The design is ugly and not in any way in keeping with other surrounding buildings. The building offers nothing positive to the landscape and character of this prominent Reading area. How is this design even being considered in this location when the houses in this area feature pitched and gable roofs and brick and render finishes? This development is more in keeping with an office block suited to the town centre. Other recent developments in the area such as Westcote Road, specifically 5 & 19 have been designed sensitively and importantly with no over looking windows on both sides of the building to protect the privacy of nearby neighbours. The complete opposite is true of 18 Parkside Road.
- This size development will in turn create issues with traffic and parking. Parkside Road already has limited parking and is used as a rat run. It is already recognised that parking is a problem on Westcote Road, with cars parked on pavements both sides already. This will just add to the problem, especially when you factor in visitor traffic. Speed restrictions along both roads in recent weeks already slows there are traffic issues. The development offers only

- 13 parking spaces when a minimum of 14 are required. The fact this allows just one space for all visitors to 12 flats is a major concern.
- Under current policy a building with over 10 dwellings must have 50% of properties with 3 beds. This is not the case with this development, currently only 25% of units will be 3 beds. There is clearly little emphasis here for the provision of family-sized housing which again is another key part of planning policy.

C) Sue Spooner - 9B Parkside Road

The amended plans do not in any way make the design of the proposed development appropriate for Parkside or Westcote Roads. The flat-roofed boxy style of the design is completely out of keeping with nearby properties which all have pitched roofs and gables. Other recent developments of houses, flats and care homes on both roads have been exemplary in following the local design style, and have therefore blended in to and enhanced the appearance of the street. This rectangular, office-block style of development might be appropriate for a city centre, but is completely out of place in the middle of traditional Victorian-style housing. Having such an ugly, large development on a prominent corner plot will greatly detract from the appearance of both streets and will completely dominate neighbouring houses.

I am also very concerned about the impact that such a dense development will have on traffic and parking on Parkside and Westcote roads. Clearly there will not be sufficient parking provided within the precincts of the property itself for such a large number of flats, which will mean that residents of the flats and their visitors will have to park on Parkside or Westcote roads. These roads are too narrow to have cars parked on both sides, so this is likely to greatly inconvenience existing residents as well as make driving down the streets very difficult. It is also likely to result in cars parking on the pavement which will be dangerous for pedestrians.

I appreciate that redevelopment of this plot is reasonable, but I really hope that the Council will reject these plans to conserve the beauty and character of the area.

D) Dr. J A ("George") Nowacki and Mrs Helen Nowacka - 4 Parkside Road

The proposed design is completely out of keeping in a long-established road with many houses around 100 years old and the newer properties (Bewley Homes development) carefully designed to blend in with the older houses.

1. Reading Local Plan Policy CC7: Design and the Public Realm.

High design quality that maintains and enhances the character and appearance of the area of Reading in which it is located, (with respect to: density and mix, scale, height and massing and architectural details and materials.

NOT MET

2. H11, Development of Private Residential Gardens:

Relationship with surrounding area, integration with surrounding area, the arrangement of doors, windows and other principal architectural features and their rhythm between buildings.)

NOT MET

Just look at the elevations showing adjacent buildings, Drawing no. 500-05-10 and new buildings opposite. No attempt at blending or integrating.

3. Revised Parking Standards and Design (SPD Oct 2011)

The Standard for flats in Zone 2 stipulates 1.5 car spaces for 3-bedroom flats and 1 car space for 1 and 2 bedroom flats plus 1 visitor's space. This comes to $3 \times 1.5 = 4.5$ plus $9 \times 1 =$ plus 1. A total of 14.5 spaces. There should also be parking provision for 9 bicycles. The developers offer 12 car parking spaces only.

NOT MET

Parking in Parkside Road is restricted and cars are already parked on both sides of the road (and pavements) in Westcote Road. These roads are used as a rat-run in non-lockdown times.

4. Local Plan for Housing

50% of new-build developments of 10 or more dwellings outside Central Reading to be family units (i.e. 3 or more bedrooms) The proposal offers 25%

NOT MET

The proposal is trying to cram too many dwellings into a plot occupied by one family house with no regard to blending with adjoining properties. It is surprising that the Planning Officer recommends Approval when the proposal does not meet the criteria set by the Planning Committee. It would save a lot of Committee time if the Planning Officer guided developers to present proposals that met Planning Committee Policies and Guidelines. If the Planning Committee does not enforce its policies, there is no incentive for developers to comply.