

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th February 2020

ITEM NO.

Ward: Abbey

App No: 191924/FUL

Address: 26-30 Swansea Road and 28-32 Northfield Road, Reading, RG1 8AH

Proposal: Full planning application for the demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping.

Applicant: Elstree Land and Sovereign Housing Association

Deadline: 04/02/2020

AMENDED RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a section 106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 30th February 2020 (unless the planning officer, on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- £306,577 towards the provision of affordable housing elsewhere within the Borough
- Or
- An equivalent provision of on-site affordable housing (tenure to be agreed)
- And
- £18,800 contribution towards additional leisure facilities within the locality

Additional transport conditions:

1. Vehicle parking as specified
2. Vehicular access as specified
3. Access closure and re-instatement
4. Pre-commencement provision of visibility splays
5. EV Charging points to be provided prior to occupation

1. Affordable Housing Contribution

1.1 The Recommendation above amends the main Agenda report by confirming that the alternative proposal for an on-site provision must be capped at an equivalent level to the off-site contribution. There are ongoing discussions with the Council's housing officers about the level and tenure of any on-site provision.

2. Community Infrastructure levy (CIL)

- 2.2 The applicant has confirmed that 457m² of the existing buildings were in use up to November 2019, this is also confirmed by the Councils Business Rates team. As such, the 457m² of floor space to be demolished would be off-set from the proposed floor space. The chargeable floor space for the new development would (minus the demolition relief) amount to £61,456.00. Although, as noted in the main report, the applicant would be likely to seek CIL relief for provision of affordable housing.

3. Waste management

- 3.1 Waste officers have confirmed that the RCP (Refuse collection point) as shown on the proposal plans is sufficiently close to the public highway for waste operators to collect. As such, residents would be responsible for placing bins in the RCP on collection days.

4. Transport officer comments

- 4.1 In addition to the comments in the main report (section 6.27) the access from Northfield Road will need to be closed up and kerbs realigned. The proposed access is suitable, however no details appear to have shown the visibility splays required for this access. Notwithstanding, a visibility splay of 2.4m x 43m, will need to be illustrated, but this can be dealt with by way of condition.

- 4.2 Since the writing of the main report, tracking diagrams have been provided which demonstrate that all parking spaces are suitable for cars entering and leaving all parking spaces.

- 4.3 Transport officers have confirmed that policy TR5 would require all parking spaces to be provided with electric vehicle charging points and would be dealt with by condition.

- 4.4 Transport officers have confirmed the acceptability of all transport matters. Additional conditions are required as follows:

- Vehicle parking as specified
- Vehicular aces as specified
- Access closure and re-instatement
- Pre-commencement provision of visibility splays
- EV Charging points to be provided prior to occupation

5. Boundary Treatments

- 5.1 Although not specifically mentioned in the main report, condition 16 for details of hard and soft landscaping is proposed to include means of enclosure and boundary treatments. The applicant has confirmed by e-mail that the front boundary treatments are agreed to be brick walls in lieu of planting as shown on the illustrations and this can be covered within condition 16.

6. Building Recording

- 6.1 A number of comments have been received in relation to the local historic interest of the building. As per the main report, the loss of the existing structures is considered acceptable due to the limited architectural merit. As such, it is considered that a condition requiring the historical recording of the building would not be warranted in this instance.

Case officer: Anthony Scholes