

COMMITTEE REPORT

**BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 15 July 2020**

Ward: Caversham

App No.: 200742

Address: Land Adjacent, 5 Ian Mikardo Way, Caversham, Reading, RG4 5BZ

Proposal: Application for removal or variation of condition 2 following grant of planning permission. (182031)

Applicant: Reading Borough Council

Deadline: 28/07/2020

RECOMMENDATION:

Recommendation Approve

1. Time Limit - 3 years (from date of original permission)
2. Approved plans (as amended)
3. Pre-commencement details (samples and manufacturer details) of all external materials (including brickwork, roof slate, glazing, window frames/cills/surrounds, doors, guttering and downpipes)
4. Pre-commencement construction method statement (including noise & dust)
5. Pre-occupation submission of bin storage facility details
6. Pre-occupation implementation of cycle parking details provided
7. Pre-occupation implementation of vehicle parking
8. Pre-occupation EV charging point provided
9. Construction hours
10. Pre-commencement hard and soft landscaping details (including biodiversity enhancements)
11. Implementation of approved hard and soft landscaping details
12. Landscaping maintenance for five years
13. Protection of wildlife during site clearance
14. No burning of waste on site
15. Pre-commencement SAP assessment (improved building Regulation Standards) (amended condition)
16. Pre-occupation SAP certificate (amended condition)
17. Pre-occupation energy/water efficiency measures confirmed
18. Implementation and maintenance of specific windows as obscure glazed

Informatives:

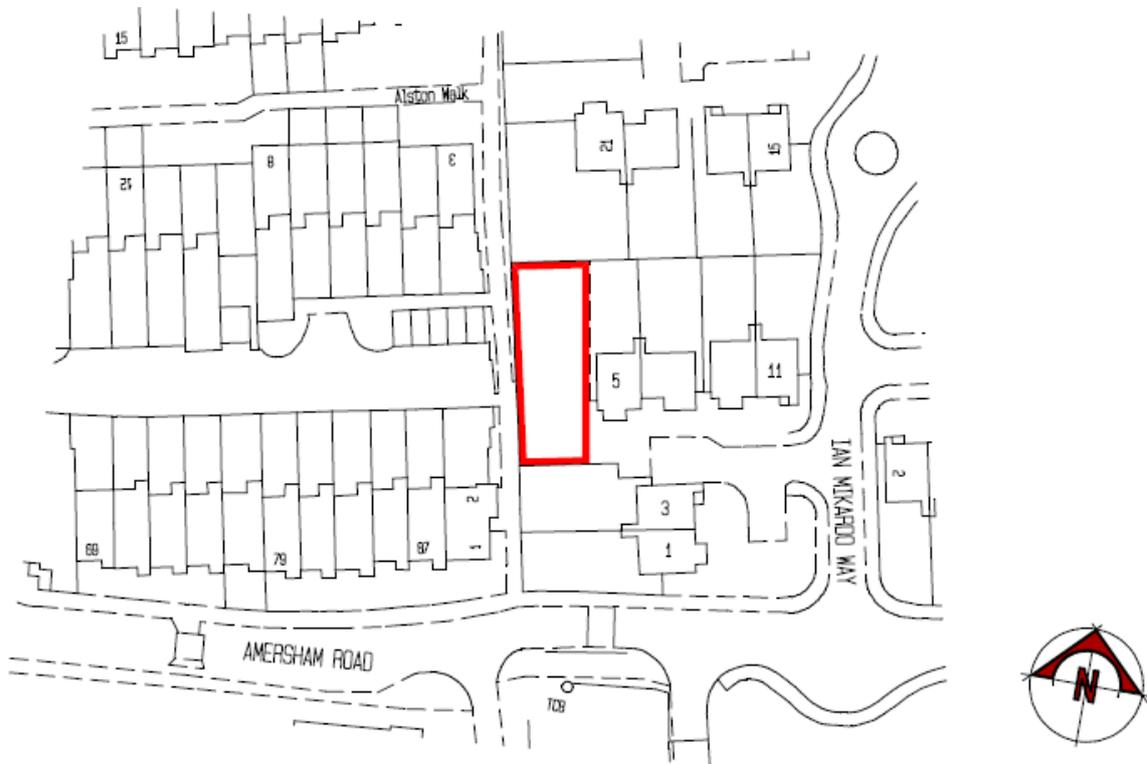
1. Positive and Proactive Statement
2. Highways works
3. Terms and conditions
4. Building Control
5. Party Wall Act
6. CIL
7. No burning of waste on site
8. Unilateral Undertaking Legal Agreement

1. INTRODUCTION

- 1.1 The application site comprises a plot of land, which is vacant and overgrown, located at the western end of a private carriageway serving

no's 1,3,5,7,9 and 11 Ian Mikardo Way. Based on the Council's records, it is understood that the site was developed as part of the wider Ian Mikardo Way development circa 1987 (87-TP-910). To the west, is a public footpath constructed as part of the adjoining Council housing estate. The predominant dwelling type within the area is semi-detached dwellings within Ian Mikardo Way, with terraced dwellings within Charles Evans Way. The site is located within flood zone 2 and is not located within a conservation area.

- 1.2 This application needs to be considered at Planning Applications Committee by virtue of being the Council's own (regulation 3) application. The site in relation to the wider urban area is shown below, together with a site photograph and aerial view.



Site Location Plan (application site edged in red)

2. PROPOSAL

- 2.1 The proposal seeks to vary condition 2 (approved plans) of planning permission 182031 to provide a slightly enlarged dwelling compared to the approved plans to meet the new local plan requirements (nationally described space standards).

Submitted Plans and Documentation:

- Drawing No: 5012614-A-0001 - Plans, elevations and site plan

- 2.2 Community Infrastructure levy (CIL):

The proposed development is secured as affordable housing under the previous section 106 agreement, as such the applicant (the Council) would be able to apply for CIL relief.

3. PLANNING HISTORY

180568/PREAPP - Conversion of existing residential space to flats for the homeless/erection of new dwelling and associated parking for homeless families (six separate addresses) Observations sent 22/06/18

182031/REG3 - Construction of new three-bed dwelling and associated parking and access. APPROVED 4/10/2019

4. CONSULTATIONS

- 4.1 Public - no comments received.
1,2, and 3 Alston Walk
3, and 7 Ian Mikardo Way

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

- 5.2 The development plan for this Local Planning Authority is now in one document, the Reading Borough Local Plan (November 2019). It fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The relevant policies are:

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
EN10: Access to Open Space
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN18: Flooding and Drainage
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
H11: Development of Private Residential Gardens
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

- 5.3 Relevant Supplementary Planning Documents (SPD) are:
Affordable housing (2013)
Revised parking standards and design (2011)
Sustainable design and construction (2019)

6. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations
- Impact on residential amenity
- Transport
- Landscape/ecology
- Other Matters
- S106
- Equalities impact

Principle of development

- 6.1 This application does not seek to change the nature of the proposal, simply a revised design to that approved under 182031/REG3. Since the determination of the previous application, Reading Borough Council has adopted its new local plan (The Reading Borough Local Plan (2019) (RBLP)). The new local plan does not introduce any policies which would alter the acceptability, in principle, of the development.

Design Considerations

- 6.2 The proposed amendments to the originally approved permission would increase the overall depth of the dwelling by 0.9m, and its width (to the rear left-hand corner as viewed from the front of the site) by 0.5m. The proposal would also change the appearance of the building slightly. The windows on the right side would be larger than previously approved, and the porch would be less wide but greater in depth (slightly). In general, the proposal would still appear in keeping with the styles of dwellings it would immediately adjoin.

Residential Amenity

- 6.3 The proposed development would largely have an identical relationship to surrounding dwellings as was previously permitted. The rear elevation would be 1m closer to the dwellings along Alston Walk, however the back to back distance would still exceed 20m, and due to the increased length the potential viewing angle would become more oblique. As such, the amended scheme does not lead to any additional privacy concerns for surrounding residents.
- 6.4 The additional 1m to the rear of the dwellings would also not have any great impact upon no. 5 Ian Mikardo Way in terms of overbearing, or impact on rear facing outlook due to the minor nature of the additional built form (>1m).
- 6.5 The proposed amendments would ensure the proposed development would meet the nationally described space standards for the number of bedrooms as per policy H5 of the RBLP. The proposed additional floor plot coverage would also not significantly affect the amount of on-site amenity space to be provided.

Trees, landscaping and Ecology

- 6.6 As with the previously approved development, a scheme of biodiversity enhancements will be required by condition.

Sustainability

- 6.7 The proposed development was previously required to meet a BREEAM standard. Since the adoption of the RBLP (2019) the requirement for new residential development under policy H5 is that it should achieve, as a minimum, a 19% improvement in dwelling emission rate over the target emission rate set out in 2013 Building Regulations and be built to a high standard for water use efficiency. In addition, Policy TR5 requires all new houses with off-street parking to be provided with Electric vehicle (EV) charging points. Appropriate conditions are recommended.

Other matters

Flood Risk Assessment

- 6.8 A condition was attached to the previous approval requiring the floor levels to be built at 37.46 AOD. This requirement remains unchanged, and the development is acceptable with that condition retained.

Legal agreement

- 6.9 The legal agreement (unilateral undertaking) entered into with the original permission allowed for section 73 (variation of condition) applications to be made and for the obligation to carry forward to any such application. Therefore, it can be confirmed that if the recommendation to approve the variations proposed is agreed, the development will be policy compliant with regards affordable housing as secured by the original unilateral undertaking.

Equalities Impact

- 6.10 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

7. CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is to approve as shown above.

Case Officer: Mr Anthony Scholes