

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
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:

GRANT Planning Permission subject to conditions and informatives and subject to the satisfactory completion of S.106 Legal Agreement.

OR Refuse permission should the S.106 Legal Agreement not be completed by 30th April 2021 unless a later date is agreed by the Head of Planning, Development & Regulatory Services.

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.
- Deferred payment contribution with a 50/50 share in excess of 12% GDV on an open book basis capped at a policy compliant sum of £521,000 to be calculated on the sale of the 11th unit, or policy compliant 30%.

Employment Skills and Training Plan - Construction skills - preparation and delivery of an ESP or a financial contribution of £2,130 (construction).

Zero Carbon Offset - All Dwellings

- Zero Carbon Offset as per SPD 2019 a minimum of 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus a Section 106 contribution of £1,800 per remaining tonne towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period).
- As-built SAP calculation for all dwellings to be submitted for approval within 6 months following first occupation.
- Contribution based on SPD formula below towards carbon-saving projects calculated for all dwellings based on approved SAP calculation to be paid to

the Council within 9 months following first occupation:
TER CO2 m2/yr less 35% CO2 m2/yr) = 65% of TER
65% of TER x total square metres = total excess CO2 emissions annually
Total excess CO2 emissions annually x £1800 = S106 contribution.

CONDITIONS TO INCLUDE:

- 1) TL1 - 3 yrs
- 2) AP1 - Approved Plans
- 3) M2 - Materials to be submitted and approved
- 4) L1 - Hard and soft landscaping scheme to be submitted and approved
- 5) L4 - Landscape Management Plan to be submitted and approved
- 6) L5 - Tree retention
- 7) L7 - Arboricultural Method Statement to be approved.
- 8) L11 - Licence for development works affecting bats
- 9) L10 - Habitat enhancement - Prior to occupation mitigation and enhancement measures, detailed in section 7 and figure 4 of the 'Update Preliminary Roost Assessment, High Level Inspection and Mitigation Report' (Darwin Ecology, Oct 2020), be installed and retained thereafter
- 10) Nesting birds Vegetation clearance outside of nesting season
- 11) CO3 - Contamination assessment to be submitted
- 12) CO4 - Remediation scheme to be submitted
- 13) CO5 - Remediation scheme to be implemented and verified
- 14) CO6 - Unidentified contamination
- 15) CO7 - Land gas
- 16) C2 - Construction Method Statement to be submitted and approved
- 17) C1 - Hours of Construction
- 18) C4 - No Bonfires
- 19) SU1 - SAP assessment (design stage)
- 20) SU2 - SAP assessment (as built)
- 21) SU7 - SUDS plan to be approved
- 22) SU8 - SUDS to be implemented
- 23) DC1 - Vehicle Parking as specified
- 24) DC3 - Vehicle Access as specified prior to occupation
- 25) DC6 - Cycle Parking to be approved
- 26) DC7 - Refuse and Recycling to be approved (to be vermin proof)
- 27) DE6- Provision of Electric Vehicle Charging Points

INFORMATIVES TO INCLUDE:

- 1) IF5 - Terms and Conditions
- 2) IF6 - Building Regulations
- 3) IF2 - Pre-Commencement Conditions
- 4) I11 - CIL
- 5) IF4 - S106
- 6) IF3 - Highways
- 7) I29 - Access Construction
- 8) IF7 - Complaints about Construction
- 9) IF8 - Encroachment
- 10) I10 - Noise between residential properties - sound insulation of any building
- To minimise the disturbance by noise of future residential occupiers of the

flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

- 11) Thames Water - The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk.

- 12) IF1 - Positive & Proactive.

1. INTRODUCTION & BACKGROUND

- 1.1 The site is a 0.14ha residential plot on the corner of Parkside Road and Westcote Road, with an existing shared vehicular and pedestrian access from Parkside Road. It comprises a three bedroom 1960s house, with a triple garage and a 3 bedroom annex over, with a small basement. It sits in a large garden and is very verdant bounded by trees and hedges on all sides, and is covered by TPO no:10/19
- 1.2 The site slopes from west to east (front to rear) and there is a change in levels of ca 2.3 m between Westcote Road and the level of the garden, with a retaining wall enclosing a landscaped area with trees and shrubs on this northern side.
- 1.3 This is a well-established residential area, which comprises a range of properties including family homes, care homes, hotels and flats of varying styles and eras.

- 1.4 The application is referred to committee as it is a 'major' development.

Location Plan



View from Parkside Road
Road



View of junction of Westcote Road and Parkside
Road

2. PROPOSAL

2.1 The amended proposal is for:

- Demolition of the existing dwelling and annex
- Erection of a three-storey residential building with undercroft, car parking and landscaping/ amenity space.
- A total of 12 no. flats comprising:

Ground Floor

Unit 1 - 3 bed - 74sqm

Unit 2 - 1 bed - 40sqm

Unit 3 - 1 bed - 39sqm

First Floor

Unit 4 - 2 bed - 62sqm

Unit 5 - 1 bed - 45sqm

Unit 6 - 1 bed - 50sqm

Unit 7 - 1 bed - 45sqm

Unit 8 - 3 bed - 78sqm

Second Floor

Unit 9 - 2 bed - 61sqm

Unit 10 - 2 bed - 61sqm

Unit 11 - 1 bed - 48sqm

Unit 12 - 3 bed - 78sqm

- 14 no. car parking spaces and 12 no. cycle spaces.
- Landscaping.

2.2 Submitted plans and documentation received 13th July 2020, unless otherwise stated (including amended details), are as follows:

- Site Location Plan as Existing - Drawing no: 01-01
- Block Plan as Existing - Drawing no: 01-02
- Topo and Trees as Existing - Drawing no: 01-05
- Floor Plans as Existing - Drawing no: 03-00
- Elevations as Existing - Drawing no: 05-00
- Elevations as Existing - Drawing no: 05-01
- Proposed Ground Floor Plan - Drawing no: 03-10 Rev P2, received 18th February 2021
- Proposed First Floor Plan - Drawing no: 03-11 Rev P1, received 1st February 2021
- Proposed Second Floor Plan - Drawing no: 03-12 Rev P1, received 1st February 2021
- Proposed Third Floor Plan - Drawing no: 03-13
- Proposed Elevations - Drawing no: 05-10 Rev P1, received 18th February 2021
- Proposed Elevations - Drawing no: 05-11 Rev P1, received 18th February 2021
- Proposed Elevations - Drawing no: 05-12 Rev P2, received 18th February 2021
- Proposed Sections - Drawing no: 04-10 Rev P1, received 1st February 2021
- Proposed Block Plan - Drawing no: 02-10 Rev P1, received 1st February 2021
- Proposed Site Plan - Drawing no: 02-15, received 1st February 2021
- Overlooking Section - Drawing no: 02-50, received 18th February 2021
- Proposed Landscaping Plan - Drawing no: 02-16
- Proposed Utilities Plan - Drawing no: 02-17 Rev P1 received 18th February 2021
- Proposed SUDS Plan - Drawing no: 02-18
- Proposed Highways Plan - Drawing no: 02-19 Rev P1, received 18th February 2021
- Affordable Housing Statement, dated 7th July 2020, Document Ref: -8799000, prepared by Colony Architects

- Arboricultural Impact Assessment, dated 2nd July 2020, Document Ref: 1312, prepared by SJ Stephens Associates
- Conceptual SUDS Strategy Report, Rev A, dated November 2020, prepared by Innervision Design, received 17th December 2020
- Design and Access Statement, dated 23rd June 2020, Document ref: 500/DAS/DRAFT-02, prepared by Colony Architects
- Energy Assessment, dated 5th November 2020, Document ref: 015722-015731, prepared by Energy Calculations, received 5th November 2020
- Planning Statement, dated June 2020, prepared by Nexus Planning
- Preliminary Ecological Appraisal and Preliminary Bat Roosts, dated May 2019, prepared by Dawn Ecology, received 13th July 2020
- Update Preliminary Roost Assessment, High level Inspection and Mitigation Report, dated October 2020, prepared by Darwin Ecology, received 3rd December 2020
- Transport Statement, dated 19th June 2020, Document ref: SJ/MD/ITL16121-001A, prepared by I-Transport, received 13th July 2020
- CIL Form 1: Additional Information

2.3 *Community Infrastructure Levy (CIL)*: the applicant has duly completed a CIL liability form with the submission. The proposed C3 use is CIL liable and the estimated amount of CIL chargeable from the proposed scheme would be £92,779 based on £156.71 (2021 indexed figure) per sqm of Gross Internal Area (GIA).

3 PLANNING HISTORY

190834/PREAPP - Demolition of existing dwelling house. Replaced with 14 new flats (1, 2 & 3 beds) over 3.5 storeys

4 CONSULTATIONS

Statutory

4.1 None.

Non-statutory

Ecology

4.2 The application site comprises a detached house with detached summerhouse and shed surrounded by habitat suitable for use by bats (connected gardens with tree lines linking to woodland and parkland in the wider landscape). It is proposed to demolish the buildings and replace them with a block of flats with associated car parking and landscaping.

- 4.3 The ecology report (Darwin Ecology, May 2019) has been undertaken to an appropriate standard and details the results of a preliminary ecological appraisal and a preliminary bat roost assessment. The report concludes that boundary habitats on the site could be used by nesting birds, reptiles, and hedgehog, and that the house, summerhouse, and one of the trees contain features suitable for use by roosting bats.
- 4.4 In order to confirm whether the buildings and tree host roosting bats and, if so, the type and status of the roost(s), the report recommends that further surveys be undertaken. The results of the further survey would need to be provided prior to the determination of the application, or the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process. Further information is given below.
- 4.5 *Planning policy and legislation:* All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).
- 4.6 If a bat roost will be affected by the works, a licence for development works affecting bats (i.e. for derogation from the provisions of the Habitat Regulations) will need to be obtained before works which could impact upon the roost can commence. This involves submitting a licence application to Natural England with a detailed mitigation plan informed by surveys undertaken in accordance with national guidelines.
- 4.7 Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document has not been revoked by the National Planning Policy Framework) states that:
"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

- 4.8 In this case, since 1) the presence or otherwise of protected species has not been established, and 2) there appear to be no “exceptional circumstances”, the application would not be in accordance with the above planning policy.
- 4.9 *Further survey requirements:* The Bat Conservation Trust’s Bat Survey Guidelines state that to determine the presence or absence of bats where the building has been assessed as having “high” suitability for use by roosting bats (as is the case for the house) three dusk emergence / pre-dawn re-entry bat surveys need to be carried out. Surveys need to be carried out between May and September, with at least two taking place in the optimum period of May to August (inclusive), and with at least one being a pre-dawn survey.
- 4.10 Where the building has been assessed as having “low” suitability for use by roosting bats (as is the case for the summerhouse and tree) one dusk emergence or pre-dawn re-entry survey needs to be carried out. The survey needs to be carried out in the optimum period of May to August (inclusive).
- 4.11 *Summary* - The buildings and tree have a number of features potentially suitable for use by roosting bats, and further surveys would need to be undertaken to confirm if it hosts a bat roost and if it does how it would be affected by the proposals. The application should not be determined until the surveys have been carried out and the results submitted to the council. If this information is not provided the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process.
- 4.12 As the surveys could now not be completed until 2021 the applicant may wish to withdraw the application.
- 4.13 ***Planning Officer note:*** Following the submission of a more detailed visual inspection survey the Ecology officer confirmed that *“The survey shows that the building hosts roosting bats and three soprano pipistrelle roosts were identified. These will be destroyed when the building is demolished but it is likely that post development the favourable conservation status of bats can be maintained. As such if you are minded to grant permission you should include the following condition:*

“Condition: Demolition of the house shall not commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a

licence for development works affecting bats is not required for all or part of the works the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of the works.

Reason: The building hosts a bat roost which may be affected by the proposals. This condition will ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development."

You should also set a condition to ensure that the mitigation and enhancement measures on Figure 4 of the report are installed."

Environmental Health

- 4.14 *Contaminated Land* - The developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action.
- 4.15 The development lies on the site of an historic pit/scar which has the potential to have been filled with contaminated material land and the proposed development is a sensitive land use.
- 4.16 Ideally a 'phase 1' desk study should be submitted with applications for developments on sites with potentially contamination to give an indication as to the likely risks and to determine whether further investigation is necessary.
- 4.17 Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made so by remedial action.
- 4.18 Recommended conditions as follows, to ensure that future occupants are not put at undue risk from contamination: CO3 - Submission of a contaminated land assessment; CO4 - Remediation scheme to be submitted; CO5 - Remediation scheme to be implemented and verified; CO6 - Unidentified contamination.
- 4.19 *Land Gas* - The nature of the site means there is the potential for it to have been infilled with gassing materials. The following conditions are recommended: Land Gas - site investigation, submission of a remediation scheme, and implementation of remediation scheme.
- 4.20 *Construction and demolition phases* - We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).
- 4.21 Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site

could be considered to be harmful to the aims of environmental sustainability.

- 4.22 *Bin storage - rats* - There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and condition is recommended.

Natural Environment (Tree Officer)

- 4.23 I met with the consultant Arborist for this site back on 20th November 2019 to look at the trees in relation to the proposed development. Trees on site are protected in area TPO 10/19.
- 4.24 As a corner plot, trees along the north and west boundaries are the most visually significant running adjacent to the public highway. The better specimen trees are also growing along this boundary and of note, a large London Plane within the adopted highway. Elsewhere within the site the trees are small and of no notable arboricultural merit.
- 4.25 Due to the topography of the site tree roots are not expected to extend far into the site and will be restricted, particularly to the south by a tall retaining wall, which, if retained will largely prevent any damage to tree roots in this area. The current plan retains the trees along the northern boundary and the better specimens along the eastern boundary which can then be bolstered by additional new planting. The aim of the finished landscape scheme is to maintain screening adjacent to the public highway in an informal unmanaged style, similar to the existing property and other dwellings along this length of Parkside Road.
- 4.26 I am happy that the current application is a fair reflection of the points I raised on site with the applicant and their Arboricultural consultant at our site meeting and that the trees around the boundary of the site can be protected and retained on completion of the development. Notably, the northern elevation is close to the canopies of trees and that of T6 a Sycamore which will require a reduction of around 1.2. Although not ideal, this is a light canopy reduction which will not affect the wider amenity of the tree.
- 4.27 If planning permission is granted we will require a site specific Arboricultural Method Statement which details the steps to be taken in order to protect the retained trees during the course of the building works. Space is very restricted on site therefore the AMS should include information on site supervision and regular

monitoring, the details of which should be forwarded on to the Borough Council after each visit.

- 4.28 The landscape scheme is acceptable in principle although we will require more information on planting sizes and densities - post planting maintenance etc. Boundary fencing will need to include small holes for mammals etc to forage within the site.
- 4.29 Please attach conditions L1 - Hard and soft landscaping; L5 - tree retention, and L7 - Arboricultural Method Statement to be submitted and approved, if planning permission is granted.

SUDS

- 4.30 I have looked at the SuDs submission which appears to be just a plan at this stage and as such would not be sufficient information for me to assess. The applicant would be required to provide a written statement confirming that the proposal will not worsen the surface water run off but as far as I can see this has not been provided. As such I would currently object to the proposals.
- 4.31 ***Planning Officer note:*** Further to the submission of additional information the SUDS Officer confirmed that the SUDS proposal would be acceptable in principle and that there was no objection subject to the following conditions: SU7 - Sustainable drainage scheme to be approved and SU8 - Sustainable drainage scheme to be implemented and maintained as specified.

Thames Water

- 4.32 No objection subject to informatives [as included in the recommendation above]

RBC Transport Strategy

- 4.33 *The following are the initial comments from Transport based on the originally submitted scheme of 13 flats:* The site is within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.
- 4.34 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, therefore equating to a total of 13 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 14 parking spaces. Each parking space should be a minimum of 2.4m wide by 4.8m long and have a forecourt depth of 6m to ensure that spaces can be manoeuvred in and out of easily. Submitted Ground Floor Plan illustrates 14 parking spaces of which parking spaces 4 to 11 are provided as undercroft parking and 8 spaces fronting the site, dimensions of parking spaces conform to the Councils current standards.

4.35 As previously advised in the pre-application enquiry, the access will need to be a minimum of 4.8m wide to allow for two way vehicular movements. The applicant should be advised that a licence must be obtained from the Council's Highways section before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway to agree the access construction details. Revised plans illustrating 4.8m access is required.

4.36 It should be noted that the Local Plan states:

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Development should make the following provision for electric vehicle charging points:

- *All new houses with dedicated off-street parking should provide charging points;*
- *Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.*

4.37 The Design and Access confirms that EV charging points will be provided.

4.38 Tracking diagrams will be required illustrating the entry and egress of delivery and service vehicles to the site.

4.39 It should be noted bin storage should not be located further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods and should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway for excessive periods. Details of bin storage and collection should be illustrated on plans.

4.40 Cycle storage will also be required at a ratio of 0.5 spaces per 1 & 2 bedroom flats, a total of 7 spaces is required, these should be secure, conveniently located and equipped with Sheffield type stands. Details of the type and location of storage will need to be illustrated on submitted plans.

4.41 A Construction Management Statement will be required for this site.

4.42 ***Planning Officer Note:*** Amended plans were provided reducing the number of units to 12 with 14 no. car parking spaces and 12 no. cycle spaces. Further Transport comments will be reported in an update report.

Public consultation

- 4.43 The following addresses were consulted: 9c, 9d, 11a, 11b, 11c, 9c, 9d, 15, 16, 17a, 17b, 17c, 19 - Parkside Road; 27, 28, 29 - Westcote Road; Chilmington House, Armadale Court, and site notices were displayed on Westcote Road and Parkside Road.
- 4.44 Following the original submission 16 no. objections and 2 observations were received, summarised as follows:

Design

- Exterior elevations are incongruous and out of character with the rest of Parkside and Westcote Road. Architecture needs to be more sympathetic with the immediate locality, which have pitched and gabled roofs.
- Looks like an office block and would be a visual oddity.
- There are some buildings of a large scale in the locality with reflect their commercial use i.e. the BUPA Parkside Care Home nearby.
- Too severe, stark and utilitarian-looking for the area. In no way will the proposed development create anything but a negative visual impact.
- The prevailing character comprises detached dwellings of a traditional scale and character.
- Number of examples where more recent development has enhanced the character of the road. The proposal makes no effort to do this.
- Too tall and flat roof makes it look more bulky.
- Higher than the existing house and other developments and overbearing and bulky in the streetscene with limited interest.
- A significant uplift in site coverage, about 40%, and out of keeping with surrounding properties for this reason.
- Parkside road does not have a single building of this size and style.

Density and mix

- Density is around 90 dwellings per hectare well in excess of the indicate density ranges for suburban areas.
- No family housing.
- Should have houses and not flats.

Amenity of existing and proposed residents

- The top floor will overlook our house and garden [no. 29 Westcote Road].
- Little consideration to the privacy of immediate 2 storey neighbours or their outlook. The height and scale will dwarf neighbours.
- The proposal has numerous floor to ceiling windows and balconies. This design will destroy the privacy of our property and garden as well as other properties nearby.
- For the number of flats the garden space is very limited.
- Positioning of windows does not preserve privacy.

- The fenestration approach to the east elevation, which faces onto no.29 Westcote Road, is very different with limited openings and the use of high-level windows to limit overlooking opportunities, which suggest this façade is too close to no. 29.
- Walkways, communal areas and private amenity space would be close to the boundary with no. 29 Westcote Road.
- Would be significantly closer to no. 29 [compared to existing] reducing the distance from 20m to 6m.
- Balconies at elevated positions provide a watch tower effect over adjacent properties.
- No. 15 Parkside Road will be in full view of the two upper floors of the development without a solid permanent screening between my property and the development.
- Will cause extra noise and disturbance.

Traffic & Parking

- Insufficient car parking spaces and parking is already a growing issue along both roads.
- A large development on a small plot will contribute to traffic issues and make Parkside Road a worse 'rat run'.
- The access is narrow and steep and the spaces will be difficult to use, so residents will be likely to park in the street.
- Currently the safety of this road hinges solely on good visibility but it will cease to be the case with the additional cars parking along the road. Highway safety will be compromised.
- The road is totally congested and this will exacerbate the problem.
- Deficient in disabled spaces.

Landscaping

- Removal of trees which are beautiful and provide privacy.

Biodiversity

- Additional details are required from the applicant as to how they are achieving a biodiversity net gain on this site in accordance with Policy H11 and EN12. The proposals would result in the significant loss of residential gardens, which will negatively impact on the local habitat and ecology.
- The area has bats, owls, stag beetles and hedgehogs which we fear will be affected by the increased housing density and traffic.
- The mature trees are diseased and will not provide the potential concealment identified.

Affordable Housing

- Affordable Housing Statement which states that no affordable housing will be provided by the development for reasons of viability.

Other

- Where will construction lorries and cranes park and how they will negotiate the narrow roads and trees? There will be no space on the site for them and the entrance would be too steep for access.
- The council should take seriously its statutory duties to access to information. This application would not be accessible electronically to everybody who might be affected and wish to comment.
- We have experienced problems with sewers blocking in the past and this development will add significantly to the demand on the sewer.

Following the consultation on amended plans (February 2021) 15 no. objections were received, which reiterated a number of the issues above and made the following additional points:

- The removal of the top storey is welcome and the change in brick colour is an improvement, but the development is still hugely out of character and overbearing.
- Would support the redevelopment of 18 Parkside Road with an appropriate scheme to replace what has become a derelict building and a social nuisance over the last few years. However, the proposal is not.
- The density has increased with more bedrooms.
- Parking issues would be worse with more bedrooms.
- Increased occupancy in a smaller space is liable to lead to increased issues - noise, rubbish, use of balconies as unsightly storage area, parking issues etc.
- The proposed levels on the plans are incorrect by at least 1.5m. As such, there is still potential for the height of the building to be reduced which would minimise the impact on surrounding properties.
- Highway safety will surely be compromised for pupils, in addition to members of the public, due to the excess traffic and parked cars (reducing visibility) generated?
- Designated on-road car parking makes access to driveways difficult, and this will increase, as it is more likely that these spaces will be full to capacity on a more regular basis, with the proposed flat development.
- The site on which no 18 stands has a sharp drop at the back of the house. I am concerned that a cheaply built construction could endanger those who buy these apartments.
- Very poor quality soil led to the requirement for many piles for a single storey extension at no. 29 Westcote Road. No. 18 is on the same worked out gravel pit.

Ward Councillors

Minster councillors welcome the amendments to the planning application. The development has reduced slightly, and the proposal now appears to be less bearing on the local area. The new proposed development is more

aesthetically pleasing in comparison to the previous designs with more appropriate materials proposed. We have some concerns about parking.

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) (2019) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”. The relevant sections of the NPPF are:

National Policy

Section 2 - Achieving Sustainable Development

Section 9 - Promoting Sustainable Transport

Section 11 - Making Effective Use of Land

Section 12 - Achieving Well-Designed Places

Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.2 The Development Plan is the Reading Borough Local Plan (November 2019) (RBLP). The relevant policies are:

Reading Borough Local Plan (2019)

Policy CC1: Presumption in Favour of Sustainable Development

Policy CC2: Sustainable Design and Construction

Policy CC3: Adaptation to Climate Change

Policy CC5: Waste Minimisation and Storage

Policy CC6: Accessibility and the Intensity of Development

Policy CC7: Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy CC9: Securing Infrastructure

Policy EN12: Biodiversity and the Green Network

Policy EN14: Trees, Hedges and Woodland

Policy EN15: Air Quality

Policy EN16: Pollution and Water Resources

Policy EN18: Flooding and Drainage

Policy H1: Provision of Housing

Policy H2: Density and Mix

Policy H3: Affordable Housing

Policy H5: Standards for New Housing

Policy H10: Private and Communal Outdoor Space

Policy TR3: Access, Traffic and Highway-Related Matters

Policy TR4: Cycle Routes and Facilities

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

- 5.3 Relevant Supplementary Planning Documents (SPDs) are:

- Employment, Skills and Training (April 2013)
- Sustainable Design and Construction (December 2019)
- Revised Parking Standards and Design (October 2011)
- Planning Obligations Under Section 106 (April 2015)

5.4 Other relevant documents:

- DCLG Technical housing standards - nationally described space standard (2015)
- Reading Tree Strategy (2010)

6 APPRAISAL

The main matters to be considered are:

- Principle of Development
- Design and Effect on Character and Appearance of the Area
- Housing Density & Mix
- Transport/ Parking
- Landscaping & Ecology
- Sustainability
- Environmental Matters
- S106 obligations
- Equalities impact

Principle of Development

6.1 The provision of housing would contribute towards “*ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...*” (NPPF, Para. 8) and would also make effective use of urban land in accordance with NPPF (Para. 117). It would contribute to meeting the need for additional housing in accordance with Policy H1 of the Reading Borough Local Plan (RBLP).

6.2 The principle of development for residential is therefore acceptable subject to meeting other relevant policies including those related to design, ecology, landscaping, and parking, which are addressed in sections below.

Design and Effect on Character and Appearance of the Area

6.3 The NPPF (Para 124) sets out that good design is a key aspect of sustainable development.

6.4 Policy CC7: Design and the Public Realm, requires all development to be of a “*high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.*” Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials.

6.5 At pre-application stage a number of iterations of a residential flatted scheme were presented and a final version for 12 flats presented to the Design Review Panel on 12th March 2020 (as shown below):



- 6.6 The DRP considered that the principle of redevelopment was acceptable and that a 3 storey 't' shaped block could work if placed to respect the building lines to the south and east. They considered that the simple concept responded to the site context and that the language and form of the building was good. They commended that the design was not over articulated nor used detailing that was too elaborate.
- 6.7 They suggested that a taller element could be used to the northern corner if this enabled a smaller footprint and that parking could be moved under the north part of the site. They advised that north facing bedrooms should be avoided and that the building needed to be further from the southern boundary.
- 6.8 The pre-application proposal included three different brick types, red, buff and grey and the DRP suggested that a narrower palette be used of a similar colour with subtle variations. In terms of detailing The DRP advised that large scale drawings would provide assurance that the quality proposed could be achieved.
- 6.9 The originally submitted scheme under this application was for 13 flats in a part 3 and part 4 storey building (as below).



- 6.10 Following the initial consultation period officers raised a number of issues with the proposal with suggested amendments, summarised as follows:

- Reduce the scale - remove a floor and reduce the footprint.

- Amend the appearance to make it more domestic.
- Consider further against Policy CC8 and safeguarding amenity.
- Improve the mix of units.

6.11 An amended scheme was submitted, which was also reviewed by the Council's Conservation and Urban Design Officer.



Parkside Road



Westcote Road

6.12 In summary the amendments were as follows:

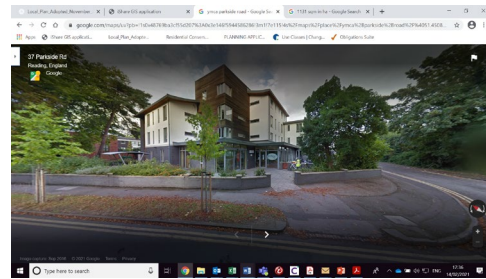
- Reduction in the corner height by 1 storey.
- Alterations to the appearance including:
 - replacing the glass balconies for metal ones;
 - changing the brick tone to be more "earthy";
 - making the recessed tops floors darker tones of brick (slate tone); and
 - emphasising the horizontal floor bands, to offset the verticality of the fenestration, thus making the building appear more residential.
- Width and depth has been reduced moving it further from no. 16 Parkside Road and no. 29 Westcote Road
- Alterations to the parking.
- Change to the mix to increase the number of 3 beds.
- Balconies added/ amended.

6.13 The local context does include a range of building types and styles, which are largely in residential use. There are a number of

traditional forms with pitches and gables, but there are also other simpler and more modern forms of building.

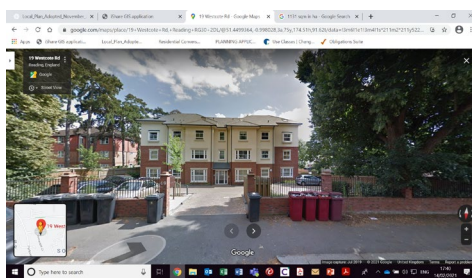


Florence Court



YMCA

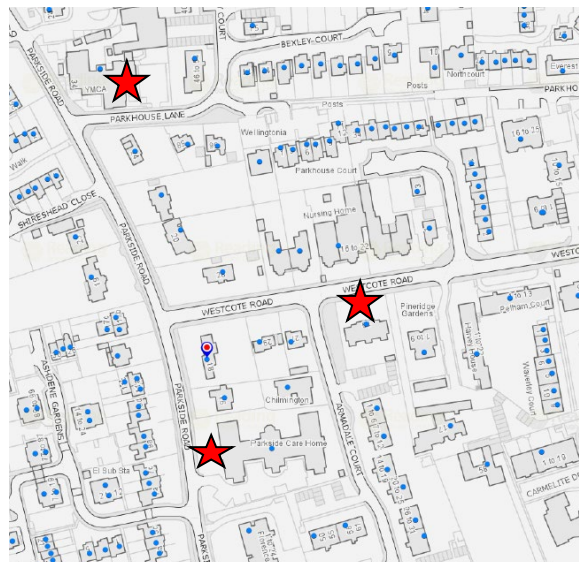
- 6.14 The area comprises detached and semi-detached 2 storey housing, bungalows, care homes and blocks of flats. Some of these are large buildings with some surrounding setting/ garden space and are up to 4 storeys. These include 19 Westcote Road, Parkside Care Home, and YMCA, a large modern corner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



12 flats - 19 Westcote Road



Parkside Care Home



- 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.

- 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.
- 6.17 The stagger to the building lines would break up the mass of the building. It would be sited to respect the building alignments on either side and would be a minimum of 7.5m (16 Parkside Rd) and 5.5m (29 Westcote Road) to the south and east boundaries. This would provide adequate spacing between neighbouring properties to reflect the rhythm and spacing of existing buildings along this road.
- 6.18 Although it would be taller than the houses directly either side of it, the second floor is set in and back, which reduces its overall bulk, and minimises overbearing effects, and it is considered that there would be sufficient distance to these properties to not cause significant detriment to surrounding amenity. This is addressed further in the amenity section below.
- 6.19 Its simple form and proposed use of traditional materials with different textures, would assist in enabling the proposed scheme to sit comfortably within its setting. The NPPF recognises that whilst new development needs to reflect the identify of local surroundings and materials, contemporary development should not be prevented or discouraged.



- 6.20 The proposed scheme whilst contemporary respects the scale of development in the wider area, utilises the site more effectively and presents an active frontage to each street.
- 6.21 A comprehensive landscaping scheme is proposed which includes tree planting to the southern and western sides, which will assist in it retaining its verdant nature.

- 6.22 It is therefore, considered that whilst the proposal is for a contemporary design, which is different to the immediately adjacent buildings, there is a range of styles and plot coverages within the area and the overall siting, density, layout, materials and landscaping make for an acceptable scheme overall, subject to conditions regarding securing materials samples and detailed landscaping, which accords with Policy CC7.

Housing Density & Mix

- 6.23 Policy H2 addresses density and housing mix and states that this will be informed by character and mix of the area; accessibility; the need to achieve high quality design; maximise efficiency of land; and the need to minimise the environmental impacts including detrimental impacts on the amenities of adjoining occupiers.
- 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.
- 6.26 The proposed scheme would equate to a density of 86 dwellings per hectare (DPH), which would be in excess of the indicative densities advocated in para 4.5, which for suburban areas is 30-60 DPH. In paragraph 4.4.8 it states that *“it is important to note that these will not be applied as hard-and-fast rules, and the particular characteristics of a site when judged against the criteria in the policy may well mean that a density outside these ranges is appropriate.”*
- 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.

- 6.28 Therefore, in terms of mix and density the proposed scheme is considered to comply with the requirements of Policy H2.

Residential Amenity

- 6.29 Policy CC8 requires development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety.
- 6.30 In addition, Policy H5 sets out standards for new housing, which must be adhered to unless it can be clearly demonstrated that this would render a development unviable. Such standards relating to amenity considerations are “...a. All new build housing outside the Central Area.....will comply with the nationally-described space standard.
e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) ..”. Units 1 & 3 at ground floor would be accessible and adaptable in line with M4(2)
- 6.31 Policy H10 deals specifically with private and communal space and for flats requires communal space, balconies and/ or roof gardens, and para. 4.2.40 states that “*Policy H10 seeks to secure private and communal outdoor amenity areas on all residential developments, the extent of which will be guided by the site’s proximity to quality public open space.*”
- 6.32 The proposed dwellings and rooms within them are stacked appropriately and are of a size which would meet the National Space Standards (Policy H5).
- 6.33 Most of the dwellings are double or triple aspect with no dwellings solely north facing. The trees on the south, east and west boundaries are far enough from the building to not shade it significantly, and the trees are predominantly deciduous, which would allow more daylight through in the winter months when the sun is lower.
- 6.34 Windows of nearby residential buildings would not be adversely affected by the proposed scheme.
- 6.35 The proposal includes balconies for all first and second floor units, and the ground floor units their own private space. In addition, there would be communal space available to the southern and eastern sides of the building. The site is also located within walking distance of the large public open space of Prospect Park.

- 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.



View from south (outline of 16 Parkside Road in black)



Section to show angle of vision/ distance

- 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.



View from the east (outline of 29 Westcote Road in black)

- 6.38 The scheme is therefore considered to accord with the relevant policies CC8, H5, and H10.

Transport

- 6.39 The application site is in a sustainable location close to a number of bus routes.
- 6.40 The proposal would retain a joint vehicular and pedestrian access to Parkside Road and introduce a new pedestrian access from Westcote Road.
- 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.
- 6.42 A total of 12no. covered cycle storage spaces (Sheffield type) are proposed with ground floor Units 1-3 having 2 spaces each and the remaining units to share the 6no. spaces within the communal storage at the northern side of the proposed building. This would comply with standards and a condition is recommended to would be provided which would comply with policy.
- 6.43 Bin storage is located in a bin store to the Parkside Road frontage, which would comply with required standards.
- 6.44 The scheme is considered to be acceptable in transport terms, subject to attaching a number of conditions (set out in the

Recommendation above), and would therefore accord with requirements of policies TR2-TR5.

Landscaping and Ecology

- 6.45 Policy CC7 requires developments to be assessed to ensure that they *“Are visually attractive as a result of good high quality built forms and spaces, ... and appropriate materials and landscaping.”*
- 6.46 Policy EN12 states that on all sites development should provide no net loss of biodiversity and a *“net gain for biodiversity wherever possible.”*
- 6.47 Policy EN14: Trees, Hedges and Woodlands requires new development *“...make provision for tree retention and planting within the application site, particularly on the street frontage, ... to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.”*
- 6.48 The site is covered by a TPO and the proposal includes for the retention of all the trees along the northern boundary and the better specimens along the eastern boundary, save for some reduction of a sycamore on the northern boundary. The proposal also includes new planting and landscaping on the eastern and southern boundaries, landscaped communal garden and areas of private amenity space assigned to the ground floor units. The overall aim of the proposed landscaping scheme is to maintain screening adjacent to the public highway.
- 6.49 The Natural Environment Officer confirmed that the proposal would be acceptable subject to securing more detail on planting sizes and densities, maintenance, boundary fencing with mammal gaps etc.
- 6.50 The submitted ecological appraisal concluded that the site is of low-moderate ecological value, but with the potential to support a small number of protected species, including bats for foraging, hedgehogs for foraging and nesting, nesting birds, reptiles and common amphibians. The habitats of most value to wildlife such as bats and birds are the buildings and trees.
- 6.51 A bat survey was submitted, which identified that there was the potential for bat roosts. A further high level inspection was undertaken by the applicant’s ecologist and an updated assessment and mitigation report were submitted. The Ecology Officer confirmed that, subject to conditions requiring obtaining a licence for development works affecting bats and mitigation and enhancement measures set out in the ‘Update Preliminary Roost Assessment, High level Inspection and Mitigation Report’ being implemented, the proposed scheme would be acceptable and accord with Policy EN12.

- 6.52 Therefore, it is considered to accord with Policies CC7 and EN12 and EN14.

Sustainability

- 6.53 There are several policies within the local plan which are relevant to new development to meet the aim of eliminating carbon dioxide emissions in Reading by 2030.
- 6.54 Adopted Local Plan Policy CC2 requires new development to reduce the consumption of resources and materials. Policy CC3 requires that all developments demonstrate how they have been designed to incorporate measures to adapt to climate change. Policy CC5 requires minimisation of waste during construction and the life of the development.
- 6.55 Policy H5 sets out the expectations for the performance of new build homes in terms of emission, unless it can be clearly demonstrated that this would render a development unviable. With respect to major residential schemes the policy states: *"...b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. c. All major new-build residential development should be designed to achieve zero carbon homes.*
- 6.56 Policy H5 and the Council's Sustainable Design and Construction SPD (2019) identify that, as a minimum, new dwellings should achieve 35% improvement in regulated emissions over the Target Emissions Rate (TER) in the 2013 Building Regulations, plus a contribution of £1,800 per tonne towards carbon off-setting.
- 6.57 The submitted Energy Assessment identifies that the proposal would achieve at least 35% improvement of CO2 emissions, through the use of air source heat pumps and photovoltaic panels.
- 6.58 To ensure that policy would be fully met, the recommendation includes for a financial contribution, secured through the S106 legal agreement, for carbon offsetting.
- 6.59 Overall, subject to the conditions and obligations, the scheme would accord with measures in Policy CC2, CC3 and H5.

Environmental matters

- 6.60 ***Contamination:*** The Environmental Health Officer has confirmed, as raised by an objector, that the proposed development lies on the site of an historic pit/scar, which has the potential to have been filled with contaminated material land and the proposed development is a sensitive land use. The Officer has recommended conditions to ensure that a detailed survey and any relevant remedial measures are submitted and approved to comply with Policy EN16.

- 6.61 **Drainage & Flood Risk:** Policy EN18 requires all major developments to incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing. The SUDS officer has confirmed that the proposed SUDS information would be acceptable. Standard SUDS conditions are included in the recommendation for the submission and approval of a final SUDS strategy.

Legal Agreement Unilateral Undertaking

- 6.62 In accordance with Policies CC2, CC9, H3 and H5, the following obligations would be sought:

- Affordable Housing:
 - £150k AH contribution, paid on sale of 10th Unit or 3 no, shared ownership units;
 - Deferred payment contribution with a 50/50 share in excess of 12% GDV on an open book basis capped at a policy compliant sum of £521,000 to be calculated on the sale of the 11th unit, or policy compliant 30%.
- Employment, Skills and Training - construction
- Carbon Off-Setting financial contribution based on a formula

- 6.63 Policy H3 requires “• on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing;For sites of 10 or more dwellings, provision should be made on site in the first instance with a financial contribution being negotiated to make up the full requirement as appropriate. In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.”

- 6.64 The applicant submitted a viability assessment, which has been reviewed and negotiated by the Council's Valuer and the above obligations have been agreed as acceptable. Shared ownership units would reflect the mix of the scheme, i.e. 1x1, 1x2 and 1x 3bed.

- 6.65 For construction skills the applicant will have the option of either developing an Employment Skills Plan in conjunction with Reading UK CIC or providing a financial contribution.

- 6.66 As set out in the Sustainability section above, to meet policy H5, a contribution will be required towards carbon off-setting.

- 6.67 The applicant has confirmed their commitment to these obligations, which would be part of a S106 legal agreement.

Equalities Impact

- 6.68 In determining this application 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 have or will have different needs, experiences, issues and priorities in relation to the particular 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 development.

CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019. The principle of redeveloping for additional housing is considered to be in accordance with relevant policy and a contribution would be secured towards meeting the needs for affordable housing in the Borough. It would make an effective use of a suburban site in a sustainable location.
- 7.2 Although the design would be contemporary it is considered that there are a range of styles of buildings within the area and it would respect building lines, heights, materials and overall plot coverage of equivalent sites developed for flats. The building would be sufficiently set away from neighbouring boundaries and combined with retained and proposed landscaping it is considered that the scheme would not create significant detriment to residential amenity.
- 7.3 Officers have worked positively and proactively with the applicant on this scheme, and amendments secured, which are considered to satisfactorily address policy issues and overall officers consider this to be a supportable scheme, which accords with relevant national and local policy. The planning application is therefore recommended for approval subject to conditions and the completion of a S106 legal agreement as detailed above.

Case Officer: Alison Amoah

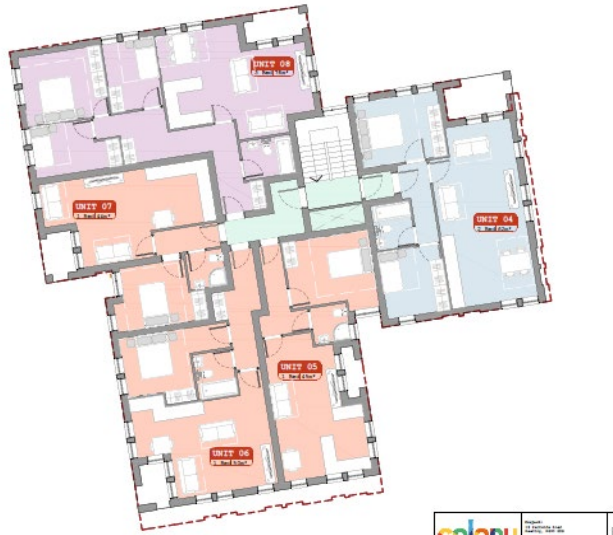
APPENDIX 1: Plans

Floor Plans

Ground Floor



First Floor



Second Floor



Elevations



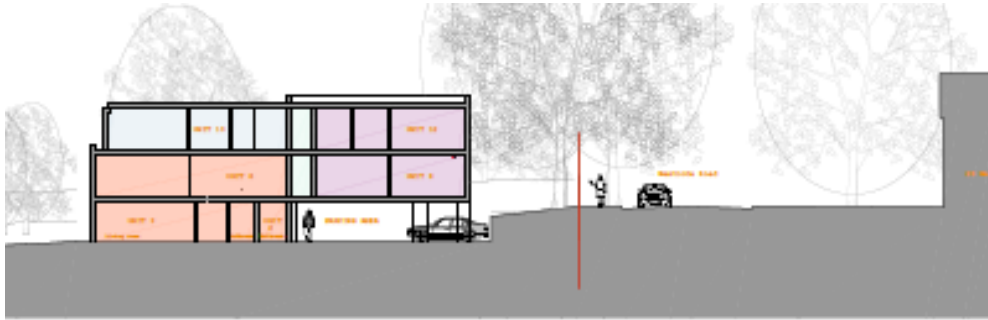
Westcote Road Streetscene 1:200



Side (South) Elevation 1:200



Sections



Site Plan

