

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 3<sup>rd</sup> November 2021

Ward: Peppard  
App No: 210977/FUL  
Address: 65 Kiln Road  
Proposal: Erection of dwelling (C3 use)  
Applicant: Siloam Construction  
Extended Target Date: 5<sup>th</sup> November 2021

### RECOMMENDATION:

As per the main report.

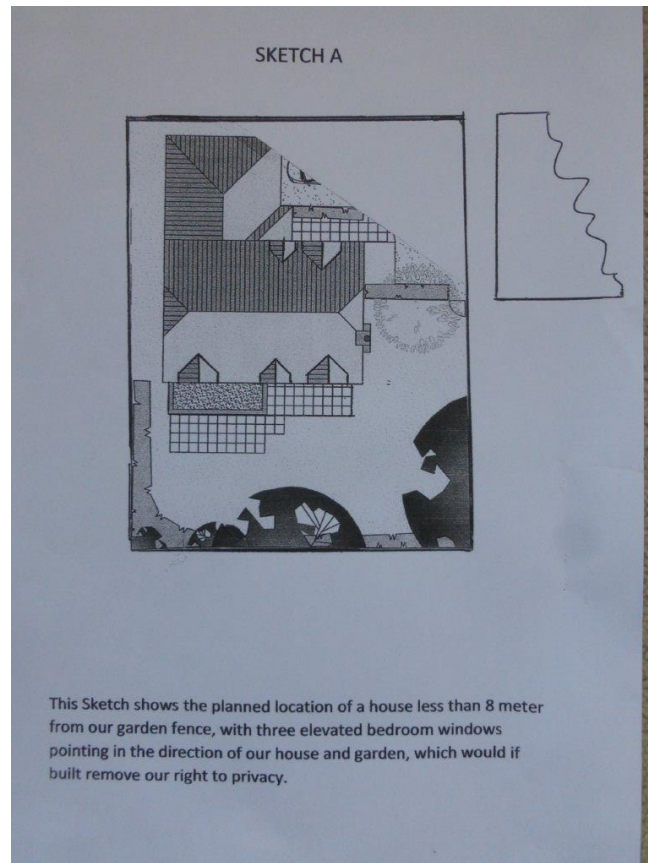
#### 1. Site access for emergency vehicles

- 1.1 Since the publication of the main report, Transport Officers have provided an additional response relating to the site's accessibility for emergency vehicles. The proposed access into the site would be 4.8m in width with a width restriction along the drive reducing the available width to 3.5m. This would be sufficient to allow a fire appliance to access the proposed dwelling should it need to in an emergency. This is also in excess of the minimum running road width required to accord with Department for Transport document Manual for Streets, which requires in excess of 2.75m. Kiln Road is also approximately 5m in width with limited on street parking taking place within the vicinity of the proposed access, as such a fire appliance would have no issues accessing the driveway from Kiln Road.



## 2. Neighbour representations

- 2.1 The following sketch has been submitted from an objector since the publication of the main report and it was requested this was shared with members. The objector has concerns over the proximity of the development to the rear of 7 Russet Glade and considers it would result in a loss of privacy. The impact on neighbouring amenity has been discussed within the main report.



Case Officer: Connie Davis