

COMMITTEE REPORT

BY THE DEPUTY DIRECTOR OF PLANNING, TRANSPORT AND REGULATORY SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st December 2021

Ward: Peppard
App No: 210977/FUL
Address: 65 Kiln Road
Proposal: Erection of dwelling (C3 use)
Applicant: Siloam Construction
Extended Target Date: 3rd December 2021

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 30th January 2022 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:

- To secure an Affordable Housing contribution of £37,083.00 towards affordable housing in the Borough in accordance with Policy H3 Index-linked from the date of permission, to be paid on commencement of the development.

And the same conditions/informatives as recommended in the 3rd November 2021 report, as outlined in Appendix 1.

1. Deferral for member site visit

- 1.1 At the time the application was originally considered at the 3rd November 2021 Planning Applications Committee (PAC) meeting, members agreed to defer the application for an accompanied site visit. The site visit is scheduled to be carried out on 25th November 2021.

2. Additional Representations

- 2.1 Since the publication of the 3rd November 2021 report, Officers are in receipt of two further objections from Matt Rodda MP. Concerns relate to the following matters:

- Further time should be given for the neighbour consultation period
- Brownfield land should be used for housing before greenfield
- This application could set a precedent for other backland development

- 2.2 In response to the above additional representations, Officers have the following responses:

2.3 *Further time should be given for the neighbor consultation period*

The application was received on 14 June 2021 and consultations with 17 neighbouring properties commenced on 18 June 2021. 11 comments have been received from members of the public. The application was presented to Members of Planning Applications Committee on 3rd November with an officer recommendation to approve the application. Some members of the public spoke to Committee about their concerns and ward Councillor Mitchell also spoke against the proposed development. The outcome was that Members agreed to defer making a decision to allow Members time to visit the site before reconsidering the officer report at their next meeting. Whilst a formal extension of the consultation period is not considered necessary for these reasons, neighbours can still submit further comments about the planning application up until it is decided by members. All comments have and will be considered in the determination of the application.

2.4 *Brownfield land should be used for housing before greenfield*

It is considered that discussion surrounding development of brownfield/ greenfield land has been adequately addressed in the previous committee report. However, to reiterate, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development. Further detail on the Council's Policy on Development of Private Residential Gardens is found in Policy H11 of the Reading Borough Local Plan (2019) and this policy has been considered when reviewing the proposal.

2.5 *This application could set a precedent for other backland development*

Each application is assessed on its own merits and therefore any approval would not guarantee the acceptability of other, similar schemes.

3. Conclusion

- 3.1 The officer recommendation remains to approve the application. The original officer report and update report from 3rd November Planning Applications Committee are appended to this report.

Case officer: Connie Davis