

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 1<sup>st</sup> December 2021

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

### RECOMMENDATION:

To GRANT permission with the conditions and informatives as per the main report.

#### 1. Planning Application Committee member site visit

- 1.1 Following the deferral of the application at the Planning Application Committee meeting on 3<sup>rd</sup> November 2021, Committee members carried out an accompanied site visit on 25<sup>th</sup> November 2021.

#### 2. Further information on the proposed access track

- 2.1 At the site visit, members asked if it could be confirmed when the existing drop-kerb was installed dropped (that which would facilitate the proposed access track). The Council's Highways team were contacted but they confirmed they had no information on this to provide to members. From publicly-available information (Google Streetview) this appears to have been in place since at least 2009.

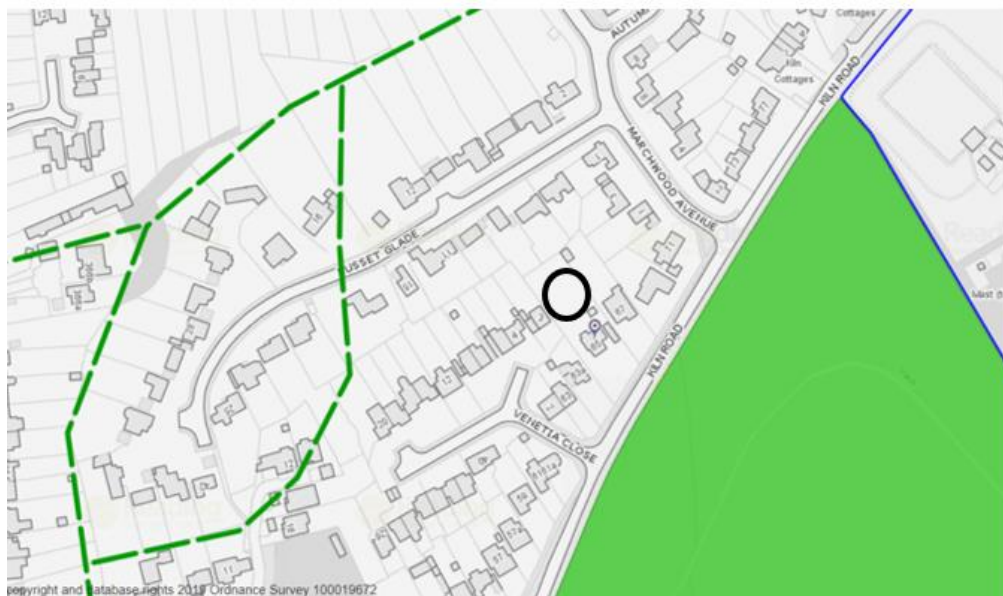
#### 3. Additional representation received

- 3.1 Following the publication of the main report, one additional representation has been received from the owner of 7 Russet Glade. They have asked for the following sketch to be included (produced by the objector) to highlight their concern that they would experience a loss of privacy as a result of the development. As discussed in the main report, it is considered the dwelling would be located a sufficient distance from neighbouring site boundaries to ensure adequate privacy to the rear amenity space is retained and officers are satisfied that this complies with Policy CC8 (Safeguarding Amenity).



#### 4. Ecological Matters

4.1 Further clarification is provided here on the proposed biodiversity enhancements as set out in section 6.40 onwards of the report on the main Agenda (Appendix 1). Local Plan Policy H11 states that development should provide, *'biodiversity net gain wherever possible and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network'*. As discussed in the original main report at Appendix 1, the site was considered to have low ecological value by the Council's Ecologist. The site does not form part of a green link, nor is the site contained within a designated habitat area, as can be seen on the map below. The dashed green line represents the designated green link and the application site is circled in black:



4.2 As such, the subdivision of the rear amenity space would not disturb a designated wildlife link. Furthermore, the site is a residential garden which could be cleared at any time outside of the planning process, and this process has already begun.

Biodiversity enhancements, namely four bat or bird boxes, tiles or bricks, a 3 x 3m wildlife pond and wildlife-friendly landscaping will be secured via a pre-commencement condition and the installation of these should represent a biodiversity net gain on a site given its current low ecological status. Therefore, the proposal is considered to accord with Policies H11 and EN12 of the Reading Borough Local Plan (2019).

**Case Officer: Connie Davis**