

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> March 2022

Ward: NOR

Application No: 211000/FUL

Address: Land to rear of 29-30 Tern Close, Reading

Proposal: Erection of 3 bed detached bungalow (Class C3)

Applicant: Eastbury Construction

Application target decision date: Originally 12/08/21. An extension of time has been agreed.

### 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 29<sup>th</sup> May 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

- a financial contribution of £18,750 towards affordable housing in the Borough in accordance with Policy H3 index-linked from the date of permission, to be paid on commencement of development

And the following conditions to include:

1. Standard Time Limit
2. Approved Plans
3. Submission and approval of materials for external works (pre-commencement)
4. Construction Method Statement (to include no burning on site) (pre-commencement)
5. Vehicle parking (as specified)
6. Vehicle access details (pre-commencement)
7. Cycle parking details to be submitted (pre-commencement)
8. Refuse and recycling (as specified)
9. Details of Electric vehicle charging point to be submitted (prior to occupation)
10. Vegetation to be removed outside of the bird nesting season (compliance)
11. Details of biodiversity enhancements, to include integral bird and or bat boxes, tiles or bricks on and around the new buildings, and a native and wildlife friendly landscaping including mammal gaps to be submitted (pre-commencement)
12. Site clearance to be carried out under supervision of a qualified ecologist (compliance)
13. Badger protection measures during construction (pre-commencement)
14. Hard and soft landscaping details (to include boundary treatment details) to be submitted (pre-commencement)
15. Arboricultural Method Statement (as specified)

16. The area laid as garden shall be retained for private garden and shall not be converted into parking areas or areas of hardstanding.
17. Contamination assessment to be submitted (pre-commencement)
18. Remediation scheme to be submitted (pre-commencement)
19. Remediation scheme to be implemented and verified (pre-commencement)
20. Unidentified contamination (reporting of unexpected contamination)
21. Removal of Permitted Development rights: Class A, B and E Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 Permitted Development Rights
22. Obscurely glazed windows bathroom and utility south elevation
22. SAP assessment Design Stage (pre-commencement)
23. SAP assessment As Built (prior to occupation)
24. Hours of construction (compliance)

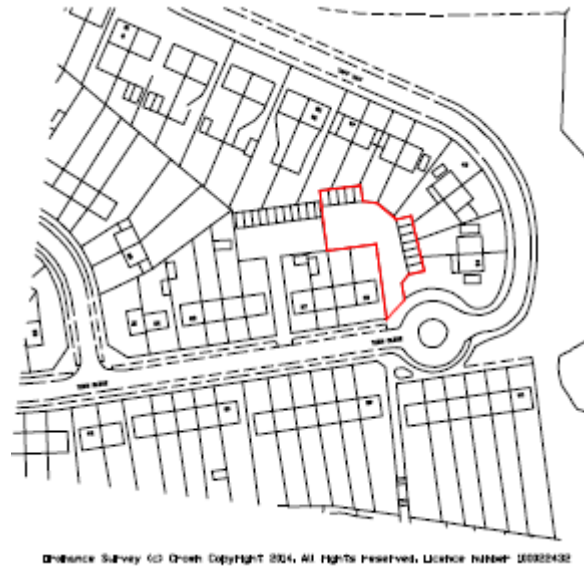
Informatives to include:

1. Terms and conditions
2. Building Control
3. Complaints about construction and demolition
4. Encroachment
5. Access construction
6. Highways
7. Do not damage the verge
8. CIL
9. S106 agreement
10. Pre-commencement conditions agreed by applicant
11. Positive and Proactive

## 1. INTRODUCTION

- 1 The application site comprises a 0.6ha. disused and dilapidated garage court to the rear of houses which front Tern Close and Taff Way.
  - 1.1 The site is irregular in shape, overgrown in appearance and the site is at a slightly higher level than the rear gardens and houses to the north and east of the site on Taff Way.
  - 1.2 Access to the site is via a closed-up driveway running adjacent the side boundary with No.30 Tern Close to the west.
  - 1.3 The application was called in to Planning Applications Committee for determination by ward Councillors Lovelock, Absolom and Hoskin in light of neighbouring concern about the impact of the proposals on boundaries and security. The site in relation to the wider urban area is shown below, together with a site photograph.

Site Location Plan (application site edged in red)



### Site Photographs



Front of site



Views within site towards Taff Way the north and east

## 2. PROPOSALS

- 2.1 Full planning permission is sought for the erection of a 3-bedroom bungalow following demolition of the existing garages.
- 2.2 The proposed dwelling will be single storey and in a contemporary style, featuring two mono-pitched rooflines. The dwelling will have a maximum height of 4.6m, a maximum depth of 12.6m and have a maximum width of 9.4m.
- 2.3 Supporting documents/information submitted:

Proposed Plans and Elevations 02 B  
Proposed Site and Landscape Plan 03 A  
Tree Protection Plan AA/TPP-06.12.21  
Arboricultural Method Statement and Arboricultural Implications Assessment  
Received 16<sup>th</sup> January 2022

Tree Survey AA/5837-08.09.21  
8<sup>th</sup> December 2021

Preliminary Ecological Appraisal and Preliminary Inspection for Bats 001  
Received 22<sup>nd</sup> September 2021

Topographical Survey and Level Section 01  
Design and Access Statement

Received 17<sup>th</sup> June 2021

2.4 Two vehicle parking spaces are proposed and an electric vehicle charging point. Access is proposed to remain in the same position as existing, with a widened driveway.

2.5 The proposals include indicative soft landscaping and replacement tree planting.

**3. PLANNING HISTORY**

150400/FUL Demolition of derelict garages & construction of 4 no 1 bedroom houses with associated parking. The application was refused at the 29<sup>th</sup> April 2015 Planning Application Committee meeting for the following reasons:

- 1) The proposed dwellings, by reason of their scale, proximity and elevated position, would result in overbearing and overshadowing effects on the houses and rear gardens adjoining the site in Taff Way and Tern Close, with consequent harm to the residential amenity of occupiers of those dwellings, contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 and Policy CS15 of the Reading Borough LDF Core Strategy 2008.
- 2) The proposed development, by reason of the scale of each house relative to plot size, the positioning of buildings relative to site boundaries, uncharacteristically small and heavily-enclosed garden areas, and the relationship to existing housing neighbouring the site, would result in a cramped arrangement of buildings and spaces and an overdevelopment of the site. For these reasons the proposal would result in harm to the character and appearance of the area. The proposal is therefore contrary to Policies CS7 and CS15 of the Reading Borough LDF Core Strategy 2008.
- 3) The application fails to demonstrate that the proposals would not result in harm to trees, which currently contribute positively to the character of the site and wider streetscene, both in terms of damage to their root systems and future pressure to prune. As such the proposal is contrary to Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008.
- 4) The proposed dwellings, by reason of their uncharacteristically small, heavily enclosed and overshadowed garden areas, would result in a poor standard of amenity for future occupiers, contrary to Policies DM4 and DM10 of the Sites and Detailed Policies Document 2012.
- 5) In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Sites and Detailed Policies Document 2012 and Affordable Housing Supplementary Planning Document 2013.

98/1046/OA Outline application for erection of 4 one-bedroom units. Refused.  
91/0691/FD - Erection of 4 one bed starter homes. Refused  
90/0795/FD - Erection of 4 one bed starter homes. Refused  
90/0367/FD - Erection of 4 one bed starter homes. Withdrawn  
88/TP/342 - Erection of 4 flats and provision for 6 parking spaces. Refused  
87/TP/1439 - Erection of 6 flats. Refused

#### **4. CONSULTATIONS**

##### **i) RBC Transport**

4.1 No objection subject to conditions - discussed below.

##### **ii) RBC Environmental Health - Environmental Protection (EP)**

4.2 No objection subject to conditions - discussed below.

##### **iii) Natural environment (trees)**

4.3 Further to revised information, no objection subject to conditions - discussed below.

##### **iv) Natural environment (ecology)**

4.4 Further to revised information, no objection subject to condition - discussed below.

##### **v) Public consultation**

4.5 Notification letters were sent to neighbouring properties at Taff Way and Tern Close and a site notice was displayed.

4.6 One letters of representation received not objecting but raising concern with:

- Damage to garden wall through and security to property.
- What will replace garage block and what height will the wall be.

4.7 Upon receipt of revised plans, a further 14-day re-consultation period was undertaken with the same neighbouring properties and consultees. No further neighbour letters of representation received.

#### **5. LEGAL AND PLANNING POLICY CONTEXT**

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) - among them the 'presumption in

favour of sustainable development'. The application has been assessed against the following policies:

## 5.2 National

National Planning Policy Framework (2021)

National Planning Policy Guidance (2014 onwards)

The relevant sections of the NPPF are:

Section 2 - Achieving Sustainable Development

Section 9 - Promoting Sustainable Transport

Section 11 - Making Effective Use of Land

Section 12 - Achieving Well-Designed Places

Section 15 - Conserving and Enhancing the Natural Environment

## 5.3 Reading Borough Local Plan 2019

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

H1: Provision of Housing

H2: Density and Mix

H3: Affordable Housing

H5: Standards for New Housing

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

EN15: Air Quality

EN16: Pollution and Water Resources

## 5.4 Supplementary Planning Documents

Affordable Housing SPD (2021)

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2019)

Revised SPD on Planning Obligations under Section 106 (2015)

## 5.5 Other relevant guidance

Reading Tree Strategy (2021)

Biodiversity Action Plan (2021)

DCLG Technical housing standards - nationally described space standards (2015)

National Design Guide: Planning practice for beautiful, enduring and successful places (2019)

## 6. APPRAISAL

6.1 The main issues are considered to be:

- Principle of development and land use considerations
- Design considerations and impact on the character of the area
- Quality of accommodation for future occupiers
- Residential amenity for nearby occupiers
- Transport matters
- Natural Environment matters - Trees, landscaping and ecology
- Sustainability
- Contaminated Land
- Affordable Housing, S106
- CIL

### **Principle of development and land use considerations**

6.2 The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The NPPF definition of ‘previously developed land’ is taken to include the land which was occupied by a permanent structure... and associated fixed surface infrastructure. As such, the development site is considered previously development land.

6.3 The site is in an overgrown state and the existing garages are not considered to be of any particular architectural merit. Indeed, they are in a run-down and dilapidated state that detracts from the character of the area. Within this context, there is no in-principle objection to the demolition of the garages in design terms (or loss of parking as discussed below), subject to any replacement building and site layout being appropriate in all other aspects (which is detailed further below).

6.4 Set within this context, the proposal to introduce a residential unit aligns with the broad objectives of Policy H1 (Provision of Housing) in assisting to meet the annual housing targets.

### **Design considerations and impact on the character of the area**

6.5 Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character. Policy H10 (Private and Communal Outdoor Space) states that the design of outdoor areas will respect the size and character of other similar spaces in the vicinity.

6.6 Paragraph 130 of the NPPF 2021 details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding built environment.

6.7 The National Design Guidance identifies 10 key components for good design and of particular note is the characteristic of ‘Context’ and it states that “well designed new development responds positively to the features of the site itself and the



surrounding context beyond the site boundary. It should enhance positive qualities and improve negative ones.” Additionally, there is specific reference to ‘views inwards and outwards’.

- 6.8 The proposals have been amended during the course of the application as officers were originally concerned that the proposed scheme would result in an unacceptably cramped form of development that would not take the opportunities to enhance the site. Following discussions with officers, revised plans were received proposing a more contemporary style of dwelling, a more consolidated garden space (resulting in a greater gap between the buildings and the north east boundary) and more spacious soft landscaped garden areas to the north and east/south east of the site.
- 6.9 Tern Close and Taff Way are terraced and semi-detached two storey houses with well-defined building lines fronting established streets. As such, it is acknowledged that the proposed dwelling, which will be sited to the rear of these houses, will not align with the general character of the area in terms of built form, pattern of development and layout of amenity space. The question is therefore the degree to which the proposal responds positively to its setting as a different but nevertheless good quality form of development. The key issues being the degree to which the proposal enhances the appearance of the area and the degree to which any deviation from the established character would be harmful in visual terms.
- 6.10 With regard to the above, it is considered that the location, combined with its modest scale and single storey design will allow the dwelling to ‘sit quietly’ behind the existing housing. Furthermore, given that the proposed dwelling will not be readily visible from the street, it is not considered that there will be any harmful disruption to the prevailing character or pattern of development. It is considered that the proposals represent an opportunity to enhance this overgrown garage court which visually detracts from the area and the proposed well-designed contemporary style dwelling set in a landscaped garden (with associated biodiversity enhancements) is considered to contribute positively to the area and would represent a significant improvement on the current poor visual quality of the site.
- 6.11 The success of the scheme will also be dependent on the quality and finishing materials. As such, it is considered necessary to secure a condition for samples of all facing materials to be submitted/approved prior to commencement of works. With this condition secured, the proposals are considered to be of a good quality design which would preserve and enhance the area in accordance with Policies CC7 and H10.

#### **Quality of accommodation for future occupiers**

- 6.12 Policy H5 (Standards for New Housing) seeks that all new building housing is built to high standards and Policy H10 (Private and Communal Outdoor Space) seeks that residential developments area provided with adequate private or communal outdoor amenity space.

- 6.13 Due to the irregular shape of the plot, the layout of the garden will not reflect that of nearby gardens. However, the amount of amenity space proposed (138m<sup>2</sup>) to the north of the dwelling is considered comparable to the size of the garden areas to the south. The layout of the landscaped areas surrounding the dwelling would provide good quality garden space for the occupiers.
- 6.14 The proposals will provide an overall good standard of accommodation throughout with fairly regular shaped rooms providing a suitable outlook overall, natural lighting and ventilation. Internally, the floor spaces will comply with the space standards as set out in Policy H5 and the plans include conveniently located cycle and waste storage facilities.
- 6.15 Although surrounded by existing dwellings, the proposals are not considered to be harmfully overlooked from nearby properties. This is due to the combined effects of the distances to neighbouring properties, the orientation of the new dwelling, the respective site levels (Taff Way properties being set at a lower level) and there will also be some screening afforded by proposed soft landscaping along the boundaries,
- 6.16 In order for the LPA to maintain control over amenity space (and to protect neighbouring amenity) it is proposed to remove PD rights in relation to Class A (extensions), Class B (roof additions) and Class E (outbuildings).
- 6.17 Overall, it is considered that the proposals will provide a suitable standard of accommodation for future occupiers within the context of the constraints of the site and in accordance with Policies H5 and H10.

**Amenity for nearby occupiers**

- 6.18 Policy CC8 (Safeguarding Amenity) which requires developments to not cause a detrimental impact on the living environment of existing properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.
- 6.19 There is a difference in ground level between the site and the neighbouring gardens and houses in Taff Way to the north and east of the site. There will be a distance of 8m from the proposed dwelling to the north boundary and between 7m and 13m to the east boundary. Given this and the distance of over 15m to the properties to the north and east themselves, combined with the single storey nature of the building and soft landscaping proposed, it is not considered to result in any material loss of light, privacy or overbearing impact to the occupiers of any of the surrounding properties such to warrant a refusal on this basis.
- 6.20 Concern has been raised in neighbour representation about security to neighbouring properties. The proposals, which will see a dwelling in place of a relatively isolated and vacant garage court, is considered to result in increased natural surveillance that will improve the security of the site. The applicant has confirmed that the rear walls to the garages adjoining the gardens of properties at

Taff Way will be retained and structurally strengthened with a new 100mm block and rendered wall. This is considered to alleviate concerns over disruption to the back walls of the garages adjacent neighbouring gardens and full details of boundary treatments are recommended to be secured by condition.

- 6.21 Nos. 29 and 30 Tern Close are located to the south of the site. The proposed building will be located 1m away from the rear boundaries of No's 29 and 30 Tern Close. However, unlike that previously proposed under application 150400, the building is now single storey with a low eaves height (2.5m) and roof hipped away from the boundaries which will minimise its impact. At a distance of 12.5m to those neighbouring dwellings themselves, it is not considered that there would be any significant material loss of light, privacy or overbearing impact to the occupiers of these properties, or detriment to the enjoyment of their gardens such to warrant a refusal on this basis.
- 6.22 It is considered that the proposal will be acceptable in terms of noise, vibrations, dust and fumes both during the construction phase, and subsequently. A restriction on hours of construction and a construction method statement will be secured via condition and is required from a highway safety perspective too. As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts will occur, subject to conditions and in compliance with Policy CC8 in particular.

#### **Transport/parking matters**

- 6.23 Policies TR1 (Achieving the Transport Strategy), TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.
- 6.24 The use of the site for car parking has been redundant for a significant period of time. Application reference 98/1046/OA noted that the garages were not being used in 1998. Therefore, the garages have not formed part of the parking provision for the area for at least 23 years. Given this significant period of time, combined with the dilapidated nature of the garages and heavily restricted over grown site, there is little opportunity of the site being used for garaging. There is therefore no transport objection in principle regarding the loss of the garages for parking, which is consistent with the conclusions reached under application 150400 in this respect.
- 6.25 The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.
- 6.26 In accordance with the adopted Parking Standards and Design SPD, the development is required to provide 2 parking spaces. The proposals will provide 2 parking spaces, which will include an electric vehicle charging point as required by Policy TR5 and the site will be accessed via the existing dropped crossing off Tern Close. The access and parking areas will be constructed in permeable material so

not to increase the surface water run-off from the site which is welcome and will be secured via condition.

- 6.27 The development is required to provide 2 cycle parking spaces. Cycles storage has been shown on the proposed block plan and further details regarding the design and specification will be secured via condition.
- 6.28 A bin storage point has been located with 10m of the public highway to allow on-street servicing to occur which is acceptable.
- 6.29 There are no transport objections to the proposed development subject to conditions and informatives. In particular, it is considered necessary to impose a construction method statement in this instance, as the level of construction work will be significant on a relatively narrow highway with other residential properties in close proximity. In accordance with Policies TR1, TR3 and TR5.

**Natural Environment - trees, landscaping and ecology**

- 6.30 Policy CC7 (Design and the Public Realm) seeks that development is of high design quality and maintains and enhances the character of the area in which is it located including landscaping. Policy EN14 (Trees, Hedges and Woodlands) requires new development to make provision for tree retention and planting. (Policy EN12 (Biodiversity and The Green Network) requires that new development should provide a net gain for biodiversity where possible and should incorporate biodiversity features into proposals where practical.
- 6.31 Insufficient information was originally submitted with the application to be able to determine the impact on trees. However, an Arboricultural Method Statement and Arboricultural Implications Assessment was submitted during the course of the application, as well as tree protection plan and proposed landscaping drawing. Further to this, the Council's Natural Environment Officer has confirmed tree protection measures are acceptable subject to condition.
- 6.32 The proposals include the removal of two 'U' (lowest) category trees. The Council's Natural Environment Officer has confirmed that there is no objection to the removal of these trees - which are in poor condition, with little arboricultural value - subject to appropriate replacement planting being secured. An indicative landscaping plan has been provided which shows replacement tree planting and an overall net gain of trees on the site which is appropriate. A pre-commencement landscaping condition is recommended which will secure replacement planting details, to include the species, maintenance and management schedule.
- 6.33 Given that the site is currently an overgrown area that could be used by a number of species including reptiles and nesting birds, concern was originally raised that the proposed could affect protected species. An Ecological Appraisal and Bat Report was submitted during the course of the application. The Council's Ecologist has confirmed that this has been undertaken to an appropriate standard, concluding that the site is considered to be of limited value to protected species, and the existing garages are unsuitable for roosting bats. Notwithstanding this,

there is a large badger sett within 190m of the proposed development, likely to be used by foraging badgers. A condition is recommended to ensure that this is no harm to these during construction. The report also concludes that there is a low risk of nesting birds and individual common reptiles being harmed during site clearance although site clearance works should be undertaken under the supervision of a suitably qualified ecologist following a method statement. This will be secured by way of a suitably worded condition.

- 6.34 In accordance with paragraph 180 of the NPPF, which states that “*opportunities to incorporate biodiversity in and around developments should be encouraged*”, a condition is recommended to ensure that enhancements for wildlife are provided within the new development. This will include bird and bat boxes on the proposed dwelling as well as a wildlife friendly landscaping scheme, it will also be appropriate to ensure that mammal gaps around the boundary are provided and this will also be secured by way of condition.
- 6.35 In natural environment terms, it is considered that landscaping and biodiversity enhancements will improve the ecology of the site, with greater levels of greening through improved landscaping and other measures intended to benefit wildlife. As such, there is no objection to the proposals on tree/landscape or ecological grounds and it is considered that the previous reason for refusal has been overcome and the proposals are considered to be in compliance with Policies CC7, EN12 and EN14.

#### **Sustainability**

- 6.36 The applicant has not provided any specific information relating to sustainable design and construction. However, it is noted that the proposals include an electric vehicle charging point and additional tree planting which is welcomed
- 6.37 Notwithstanding, Policy H5 (Standards for New Housing) requires that all new build housing integrate additional measures for sustainability. In light of this conditions are recommended to ensure the development meets the following requirements:
- Higher water efficiency standards of 110 litres per person per day; and
  - A 19% improvement over building regulations energy requirements
- 6.38 Although secured by planning condition, these new requirements will be controlled through the Building Regulations. Confirmation of compliance will need to be submitted to the LPA to discharge the condition.

#### **Contaminated Land**

- 6.39 Policy EN16 (Pollution and Water Resources) required that developments on land affected by contamination be satisfactorily managed or remediated against so that it is suitable for the proposed use.
- 6.40 The development lies on the site of former garages, which has the potential to have caused land contamination. Given this, the recommended standard four-stage conditions are proposed to ensure that the possible presence of contamination is

thoroughly investigated and removed/mitigated if necessary (3 of the conditions are pre-commencement). This is consistent with advice given by Environmental Protection officers as part of application 150400. In accordance with Policy EN16.

#### **Affordable Housing, S106**

- 6.41 Policy H3 (Affordable Housing) requires that '*...on sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough*'.
- 6.42 The applicant has provided details of two independent valuations of the proposed development and based on these the Affordable Housing contribution figure will be £18,750.00 as a financial contribution which will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the borough in accordance with policy requirements. This will be secured via S106 Legal Agreement.
- 6.43 As such, the proposal is considered acceptable in relation to Policy H3 and the Council's adopted Affordable Housing SPD 2021 subject to the completion of a S106 Legal Agreement to secure the contribution.

#### **CIL**

- 6.44 The proposal will be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the CIL Additional Information Form. Based on the information provided by the applicant and the 2022 CIL rate, this is estimated to amount to £18,436.32 (118m<sup>2</sup> of the proposals x £120 per m<sup>2</sup> x 2022 indexation (£156.24)). An informative will be attached to the decision notice to advise the applicant of their responsibilities in this respect.

#### **Other matters raised in representations**

- 6.45 All material considerations discussed in the above report. Responses to other matters raised in neighbour representation (officer comment in bold and italic):
- Damaging of boundary fences - ***this is not a planning matter, rather it is a civil matter between landowners. The developer will be required to take due care to ensure boundaries remain intact.***

#### **Pre-Commencement Conditions**

- 6.46 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are being undertaken with the applicant regarding pre-commencement conditions. At the time of writing a verbal agreement has been provided and a written response is awaited from the applicant in terms of agreement to pre-commencement conditions. If appropriate, a response will be reported in an update report prior to committee.
- 6.47 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation.

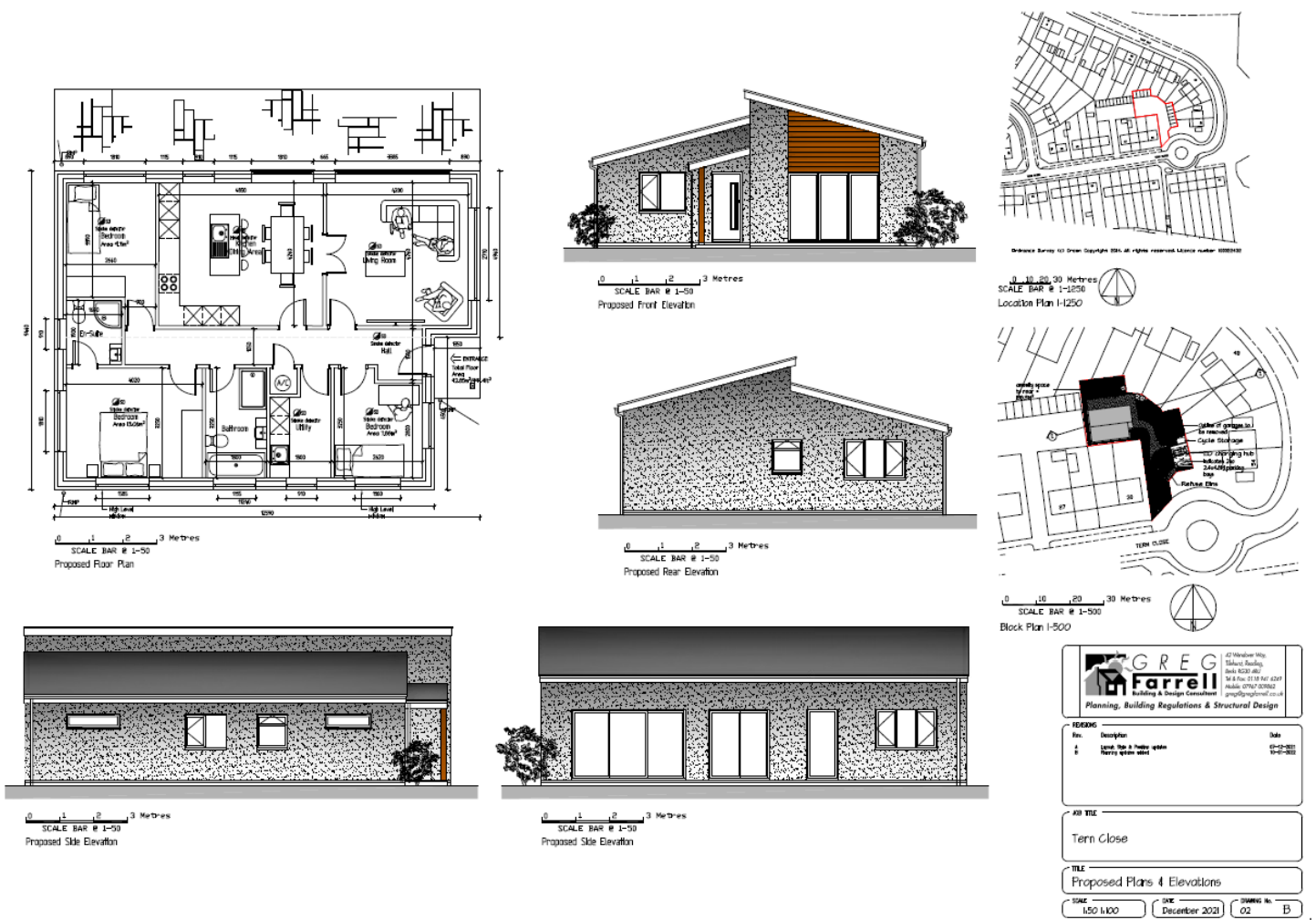
It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

## 7. CONCLUSION

7.1 This application has been carefully considered in the context of the Reading Borough Local Plan 2019 Officers have worked positively and proactively with the applicant on this scheme, with significant amendments secured, which are considered to satisfactorily address initial concerns. Overall officers consider this to be a well-designed residential scheme which would enhance the character of the area and provide good quality accommodation for future occupiers whilst preserving the amenity of neighbouring occupiers. The scheme is considered to accord with relevant national and local policy and the planning application is recommended for approval subject to conditions and the completion of a S106 legal agreement as detailed above.

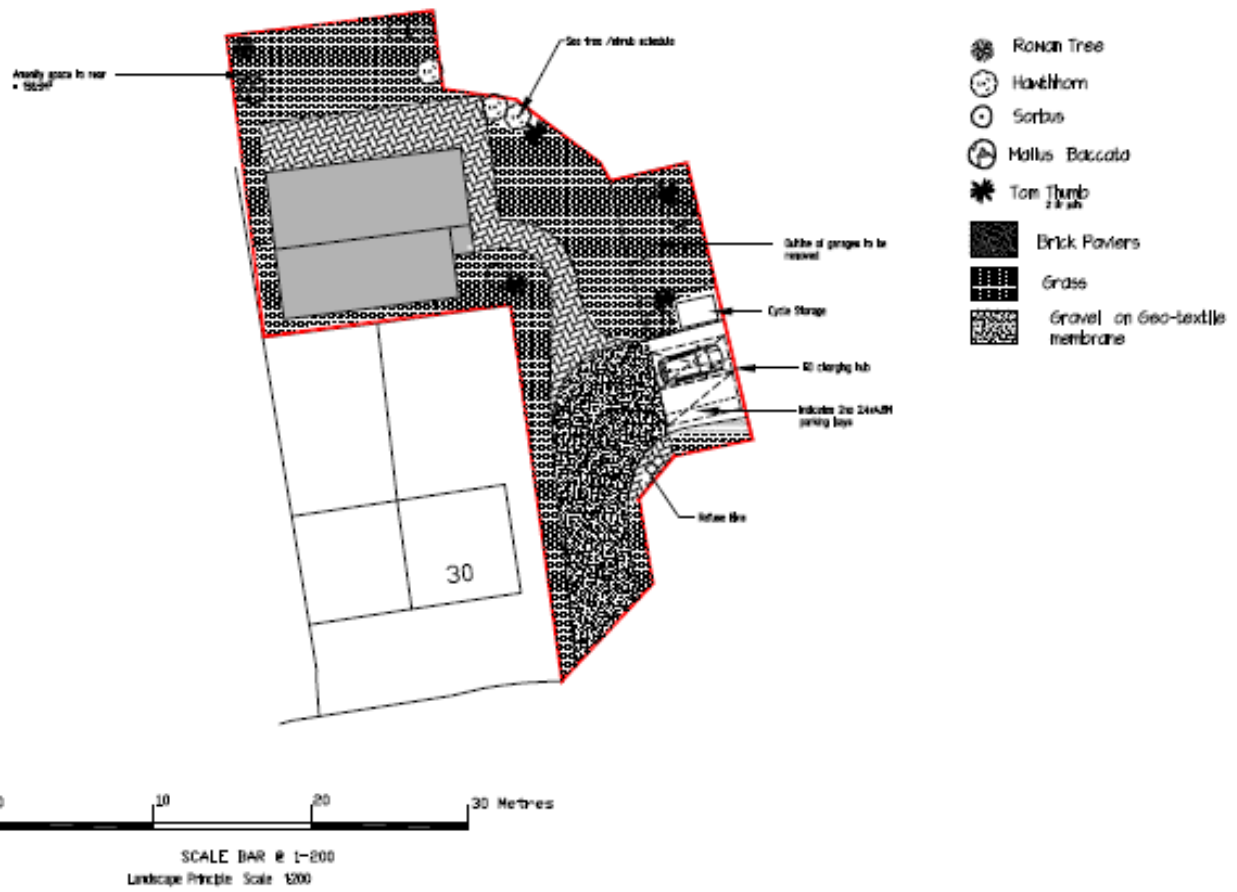
Case Officer: Ethne Humphreys

### Drawings



Proposed Floor Plans and Elevations

<b>REVISION</b> No. Description Date 1 Layout, Site & Public spaces 01-12-2021 2 Party system added 04-12-2021	22 Mansfield Way Reading, RG2 9JG Tel: 0118 493 4347 Mobile: 07767 329562 greg@gregfarrell.co.uk	
<b>APP TITLE</b> Tern Close		
<b>TITLE</b> Proposed Plans & Elevations		
<b>SCALE</b> 1:50 1:100	<b>DATE</b> December 2021	<b>DRAWING No.</b> 02 B



Proposed Site/Landscape Plan