

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 20 July 2022

ITEM NO. 11
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Ward: Coley
App No.: 211416/FUL
Address: 4 Downshire Square, Reading
Proposal: Erection of 1 x detached and 2 x semi detached dwellings following demolition of the existing bungalow and detached garage.
Applicant: Finerain Developments Ltd
Deadline: 21 October 2021; Extended to 22 September 2022

RECOMMENDATION:

As per the June 2022 Committee and Committee Update reports.

1. Additional letters of representation

- 1.1 Since the publication of the main agenda report, an additional neighbour letter of representation has been received raising concerns over inadequate provision for car parking at the site. This has been reviewed by the Council's Transport Manager who has provided further commentary as follows:

"The proposed development does result in an increase in 2 residential units which would result in a daily increase of approximately 12 vehicle trips with 1 vehicle trip being undertaken within the Peak hours. This is not a material increase in traffic flow and as such would not have a severe impact on the Highway Network which is the threshold for objections as stipulated within the NPPF.

The site is currently served by two dropped crossings with this now consolidated into one single central point of access, the creation of this access therefore does not result in any loss of existing on street parking.

The proposed car parking provision for the site is in accordance with the Councils Parking SPD in terms of provision and layout and therefore fully complies with Policy. Two of the residential properties will have parking arranged in a tandem formation; however, this is common in some of the residential properties that surround the area and there would be no design standard that would warrant this unacceptable. The Highway Authority would therefore have no reason to object to the parking provision or layout for this scheme.

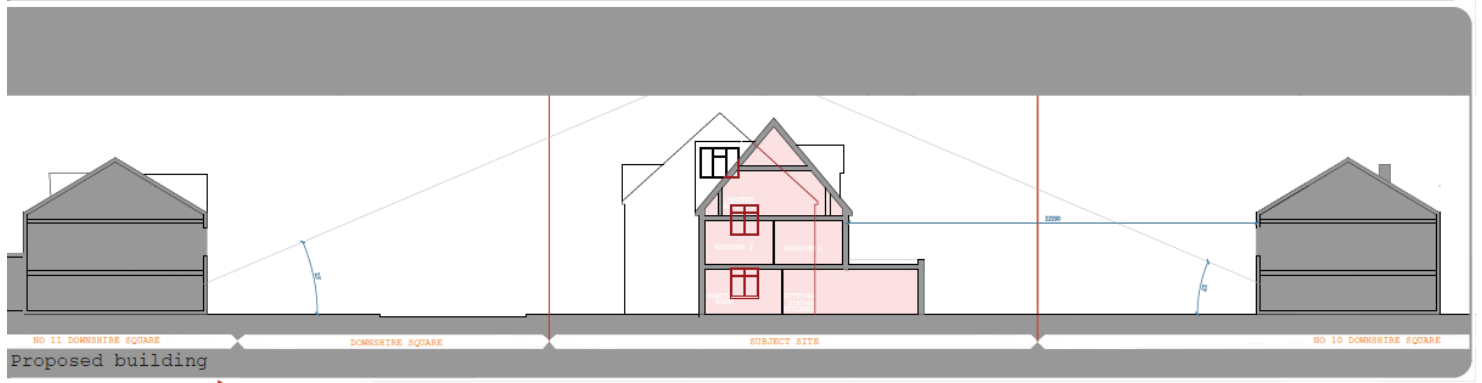
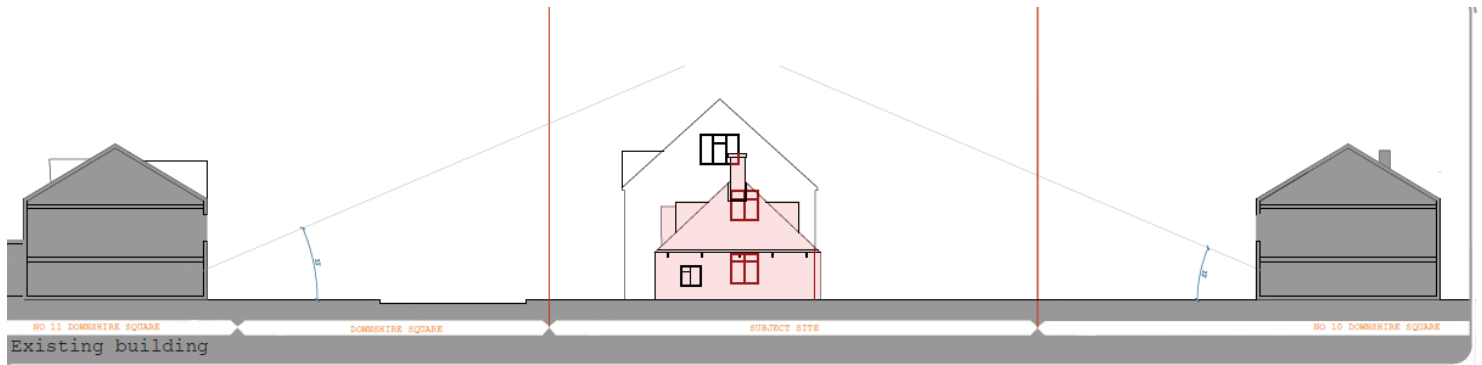
A condition will also be included that restricts access to a parking permit for surrounding streets and on Downshire Square should a scheme be implemented in the future."

2. **Additional information**

2.1 Further to the Member site visit 14th July, the agent has submitted the following further drawings to provide clarity over the impact on neighbouring amenity and the parking layout:



Proposed Site Plan to Include Dimensions to Site Boundaries



project 4 Downshire Sq. Reading RG1 1AH Research Development 100 Proposed site sections	drawing 430b04-11 date July 22 Planning scale 1:200 A3 B								
colony architects RIBA	REVISIONS <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION				
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Proposed Site Sections to Show Impact on No.6



Existing block plan with overlay of proposed

Proposed block plan

Proposed Site Plan Including Overlay of Existing Layout

 	430b02-11 P1 July 22 Planning 1500 A3 JS 16	4 Downshire Sq. Reading RG1 4RH Planning block plan comparison
		<small> 4 Downshire Sq. Reading RG1 4RH 01185 600000 www.colonyarchitects.com </small>



Proposed Parking Layout and Tracking Diagram

5. Conclusion

5.1 The recommendation remains as set out in the July 2022 and June 2022 Committee and Committee Update reports.

Case Officer: Ethne Humphreys