

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 1<sup>st</sup> March 2023

ITEM NO. 9

Ward: Coley

App No.: 221576

Address: 4 Downshire Square, Reading, RG1 6NJ

**Proposal:** The demolition of the single storey side extension, relocation of the dwelling rear door, creation of a new vehicular access and parking area to the north part of the site, with vehicular turntable, existing vehicular access blocked up, replacement low brick wall and piers with metal railings and central front gate to house, including external and landscaping works.

**Applicant:** Finerain Developments

**Deadline:** 16/12/2022

extension of time yet to be agreed

### **AMENDED RECOMMENDATION: (additional conditions in red text)**

Grant

#### **Conditions:**

Time Limit (Standard)

Approved Plans

Materials (As Specified)

Landscaping Small Scale (To be approved)

Proposed turntable (to be retained)

#### **Access Closure with Reinstatement**

Off-site highway works to be completed prior to the new driveway being brought into use.

Permission for operational development only and shall not extend to permit any change of use or subdivision of the plot.

Existing railings to the southern part of the site to be retained.

## 1. PLANS TO BE CONSIDERED

- 1.1 Revised plans (430-02-01 dated 09/2022) were received on 24 February 2023. The updated plans replace the timber fencing used to demarcate the plot with hedging.

## 2. CONSULTEE COMMENTS

*Conservation and Urban Design Officer*

Confirmed no objection

*CAAC*

Echoed the concerns raised by the neighbouring occupants regarding the lack of proposed plans.

***Officer comment*** - Officers did not consider lack of proposed plans as being material to the consideration of the proposal given that the small size of the side extension to be demolished. Officers considered the retained floor space adequate to accommodate a bathroom which would be lost. No change of use is proposed and any internal reconfiguration of the existing dwelling remains beyond the scope of this application.

Other concern relates to the portion of cast iron railing to be retained on the southern part of the subdivided plot and wondered if this would be secured by a condition.

***Officer comment*** - A condition is recommended to secure retention of this feature.

## 3. CONDITIONS

Officers are recommending the following additional conditions to secure off site highway works referred to in the main report, to retain the railings as described above, and to make it clear that the proposal does not extend to permit any change of use of the land.

- Access Closure with Reinstatement
- Off-site highway works to be completed prior to the new driveway being brought into use.
- Permission for operational development only
- Existing railings to the southern part of the site to be retained

The Recommendation in the main report to grant planning permission remains unaltered, subject to the additional conditions.

Case officer: Beatrice Malama