

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29 March 2023

Ward: Whitley

App Ref: 221844/FUL

Address: 124 Whitley Wood Road, Reading, RG2 8JG

Proposals: To provide a hard-standing and footway crossing onto the highway from the front garden onto Whitley Wood Road.

Applicant: Reading Borough Council (Property Services)

Date received (valid from): 15 December 2022

Target Decision date: 24 February 2023

RECOMMENDATION:

GRANT FULL planning permission subject to the following conditions:

Conditions:

TL1 Time Limit (Standard)

AP1 Approved Plans

DC1 Vehicular Parking (As Specified)

DC3 Vehicular Access (As Specified)

L1 Landscaping Scheme

Informatives:

IF3 Highways

I24 Do not damage the verge

I29 Access construction

1. SITE DESCRIPTION

- 1.1 The application site is a two storey end terraced property in a row of 4 properties located on a residential street in Whitley, with a front garden, part hedge and part fence fronting on to a classified road with a public footpath and grass verge. The area is characterised by a mixture of terraced, semi-detached and detached residential properties. The property is not a listed building, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 To provide a hard-standing to the property measuring 3.6m by 8m and footway crossing measuring 2.7m wide, onto the highway from the front garden onto Whitley Wood Road to assist with accessibility to the property.

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

126 Whitley Wood Road, Reading, RG2 8JG
122 Whitley Wood Road, Reading, RG2 8JG

4.2 No letters of representation have been received.

Internal Consultees:

4.3 Transport Officer:

Although visibility splays of 2.4m x 70m which are required for the introduction of a dropped crossing on to a classified road have not been illustrated on plans, I am satisfied that these can be achieved. A drainage cover is located within the grass verge outside the property. This will need to be illustrated on plans. Should this need to be relocated the cost of this would be fully met by the applicant and require the appropriate licenses from the Councils Highway Department. Please ask the applicant to submit revised plans identifying the location of the drain cover relative to the proposed access and parking area.

4.4 The applicant provided amended plans as requested and Transport made the following comments:

Highways have visited 124 Whitley Wood Road to check the location of the drain in the grass verge and they have recommended we avoid the drain. The applicant will need to move the access away from the drain by a minimum of 900mm as this is the length of the kerb stone. Revised plans will be required illustrating the relocated dropped crossing and position of the drain.

4.5 The applicant subsequently provided amended plans as requested and Transport made the following comments:

Highways have visited the site and have confirmed a minimum of 900mm distance is required. A licence will be required to undertake all works on the public highway which includes removal of the grass verge and introduction of a new access. Submitted plans demonstrate a minimum distance of 900mm, therefore plans are deemed acceptable

Equality Act 2010:

4.6 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

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 following local and national planning policy and guidance is relevant to this application:

National Planning Policy

National Planning Policy Framework (2021)
National Planning Practice Guidance
SPD - Design Guide to House Extensions 2021

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

6. APPRAISAL

Character and Appearance

- 6.1 Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality.
- 6.2 The proposal would result in the partial loss of the existing front garden. Front driveways are a characteristic of the area and as such it is considered reasonable to allow provision of a driveway to part of the frontage, subject to a basic landscaping scheme to provide additional hedging/and or trees to mitigate the change. Subject to this the proposal would not result in harm to the character or appearance of the street.

Transport Matters

- 6.3 The Design Guide to House Extensions Supplementary Planning Document 2021 provides that Car parking should not extend onto the footpath or highway, and the risk of surface water flooding should not be worsened.
- 6.4 There is an existing driveway and adequate parking space within the property boundary. There are no works involving the driveway and parking that have been proposed as part of this application. Full details of the construction of the proposed dropped kerb and pavement crossover and the materials to be used will need to be secured through a condition. In addition the applicant will be advised, through an informative, to contact highways before any work is carried out in order to agree the access construction details and to grant a licence.
- 6.5 The proposal has also been assessed against policy TR3 as follows:

The proposals would meet the standards of the Highway Authority as per the advice received and would not harm the functioning of the transport network.

The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists.

7. CONCLUSION

- 7.1 The proposal would allow access to an existing hardstanding and would improve the accessibility of the dwelling to meet the needs of occupiers and would be acceptable in terms of the safety and functioning of the highway. There would be no material harm to the character of the area or streetscene subject to additional landscaping. In light of the above, the proposal is considered acceptable in accordance with Policies CC7, TR1, TR3 and TR5.

Case Officer: Gary Miles

Plans Considered:

Drawing no: WHIT - S1 - Part site plan as existing - not dated.

Drawing no: WHIT - H1 - Part site plan as proposed - not dated.

Received by the Local Planning Authority on 15th December 2022

Drawing no: WHIT - S1 Rev A - Part site plan as existing - not dated.

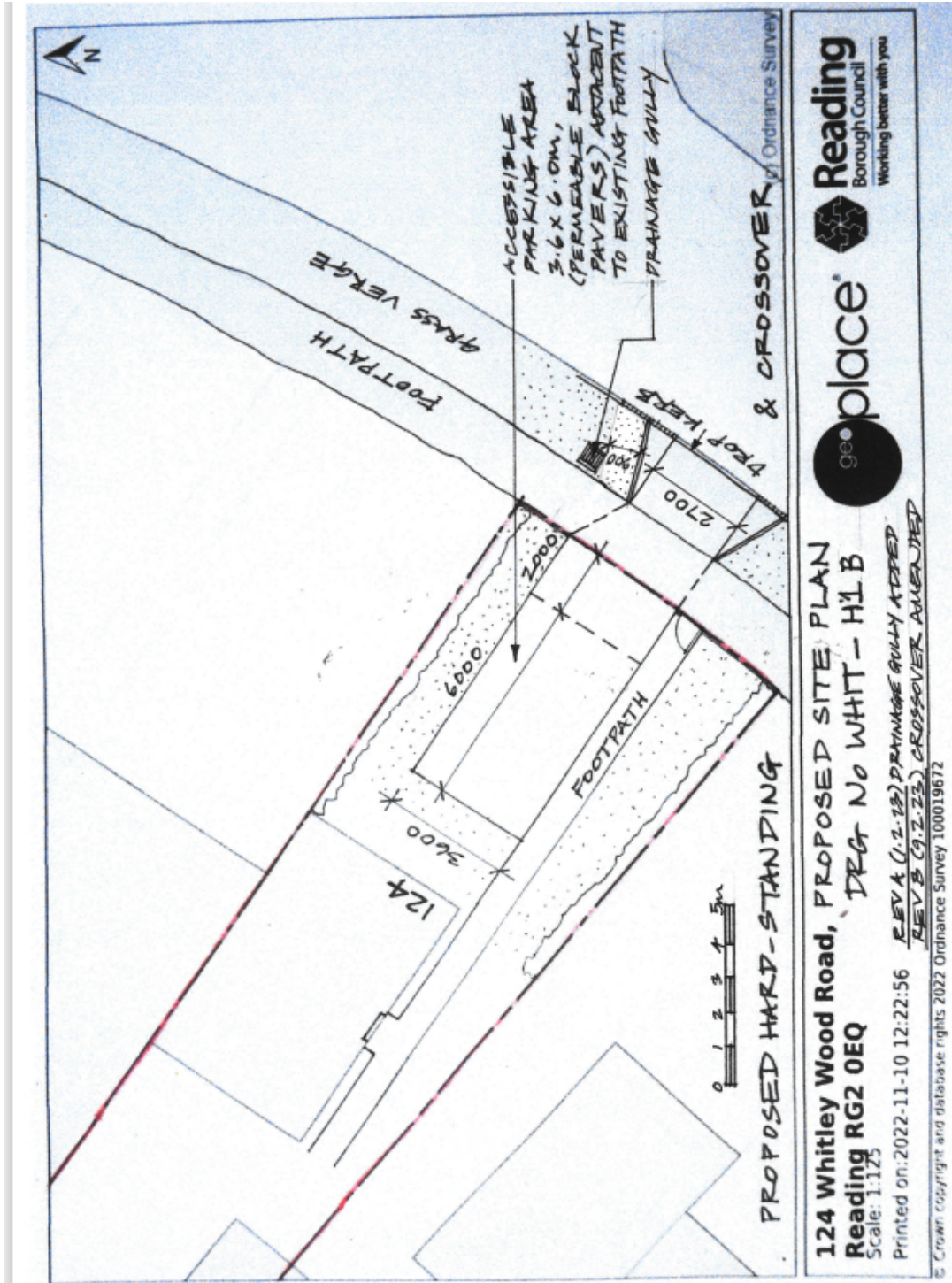
Drawing no: WHIT - H1 Rev A - Part site plan as proposed - not dated.

Received by the Local Planning Authority on 1st February 2023

Drawing no: WHIT - H1 Rev B - Part site plan as proposed - not dated.

Received by the Local Planning Authority on 9th February 2023





Proposed Layout