

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3rd April 2019

Ward: Church

App No.: 190192/REG3

Site Address: 202 Hartland Road, Reading, RG2 8DR

Proposal: To form crossover and drop kerb to serve proposed off-street parking area (on Whitley Wood Road boundary).

Applicant: Reading Borough Council

Date valid: 4th February 2019

Target Determination Date: 1st April 2019 (agreed extension to 5th April 2019)

RECOMMENDATION:

GRANT Full Planning Permission subject to conditions:

Conditions:

1. Time limit for implementation
2. Approved plans
3. Landscaping - Details to be submitted including 1 replacement trees
4. Landscaping Implementation
5. Landscaping Maintenance

Informatives:

1. Terms and conditions
2. Building control
3. Encroachment
4. Access
5. Positive and proactive

1. INTRODUCTION

- 1.1 The application property is a two storey semi-detached dwelling located on the south side of Hartland Road, on the corner with Whitley Wood Road. The surrounding properties are of a similar design, many of which have been extended. There is hedging along the front boundary of the site and a street tree on the highway verge fronting Whitley Wood Road.
- 1.2 This minor application is reported to Planning Applications Committee as Reading Borough Council is the applicant.

Location Plan (Not to scale)



2. PROPOSAL

- 2.1 This is an application for a crossover and dropped kerb (on the Whitley Wood Road boundary) to serve an off-street parking space. Permeable block paving is proposed with a tarmac finish to the crossover and precast concrete edging to the drop kerb. The proposed access would have a width of 3.6m.
- 2.3 It is proposed to remove a street tree on the Whitley Wood Road boundary to facilitate the proposal.

3. PLANNING HISTORY

- 3.1 081002 Single storey side extension. Permitted

4. CONSULTATIONS

- 4.1 Public consultation
Neighbour notification letters were sent to No.200 Hartland Road, No's 62, 77, 79 and 81 Whitley Wood Road, 70 Ashmore Road and 85 Foxhays Road.
- 4.2 Two letters of support received.
- 4.3 RBC Transport: No objection subject to informative.
- 4.4 Natural Environment/Parks: No objection subject to replacement tree planting.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core

Strategy’ 2008 (Altered 2015) and *Sites and Detailed Policies Document*’ 2012 (Altered 2015).

5.2 The application has been assessed against the following policies:

National Planning Policy Framework (2019)
National Planning Policy Guidance (2014 onwards)

Reading Borough Local Development Framework Core Strategy, 2008 (amended 2015)

CS7: Design and the Public Realm

CS20: Reading Transport Strategy

CS38: Trees, Hedges and Woodlands

Sites and Detailed Policies Document, Oct 2012 (amended 2015)

DM4: Safeguarding Amenity

DM9: House Extensions and Ancillary Accommodation

DM12: Access, Traffic and Highway-Related Matters

DM18: Tree Planting

6. APPRAISAL

Design considerations

6.1 The proposal includes converting part of the side garden to hard standing. The plot is a reasonable size and some garden would be retained. There are a number of dropped kerbs and vehicle crossings within close proximity to the application site, serving off-road parking to the frontage of the neighbouring dwellings so the proposed change would not be uncharacteristic of the character and appearance of the street scene. Furthermore, a reasonable proportion of the existing hedging along the Whitley Wood Road boundary would be retained and the proposals should provide a neat appearance to the site.

6.2 Given the above, the proposed development would not be harmful to the character or appearance of the site or the surrounding area.

6.3 The proposal is therefore considered to be in accordance with Policy CS7 of the Core Strategy 2008 (altered 2015).

Impact on Neighbouring Amenity

6.4 Given the position and nature of the proposed dropped kerb and crossover there would be no loss of amenity to any neighbouring property in terms of loss of light, privacy or overbearing impact and no significant harm in terms of noise or disturbance is considered to be caused.

6.5 The proposal is therefore considered to be in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on the Natural Environment

6.6 It is proposed to remove a street tree on the grass verge fronting Whitley Wood Road to facilitate the proposals. The tree is of poor quality and Tree Officers have no objection to its removal subject to a replacement tree to be planted somewhere near the location of the existing. This could be secured by way of a suitably worded condition. In this respect, it is noted that the tree in question is

outside the application red line. However, the use of the land is under reasonable control of the applicant (RBC as the applicant and owner of the land), such as to enable the condition to be complied with.

- 6.7 Subject to replacement planting, no harm is considered to result from the loss of the tree and there are no landscape objections to the proposal.
- 6.8 The proposal is therefore considered to be in accordance with Policies CS7 and CS38 of the Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

Impact on Parking/Highways

- 6.9 The site is located close to the Hartland Road and Whitley Wood Road junction. A review of the site has confirmed that adequate visibility at the accesses can be achieved and the highways team have confirmed that the location of the proposed dropped kerb would be of a sufficient distance from the roundabout junction (27m), ensuring that no conflicting movements between vehicles entering/leaving the proposed access and vehicles approaching and leaving the roundabout would occur. The introduction of this access is unlikely to have a detrimental effect on pedestrians and highway users.
- 6.10 The proposal is therefore considered to be in accordance with Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

Other Issues

- 6.11 In relation to planning conditions, in line with section 100ZA(5) of the Town and Country Planning Act (as amended), which came into force on 01/10/18, discussions have been undertaken with the applicant regarding pre-commencement conditions. The applicant has formally agreed to the recommended pre-commencement conditions via return email on 21st March 2019.

Equalities Act

- 6.12 Finally, in terms of equality, in determining this application the Council is required to have regard to its obligations under the Equality Act 2010. 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 the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the recommended conditions.

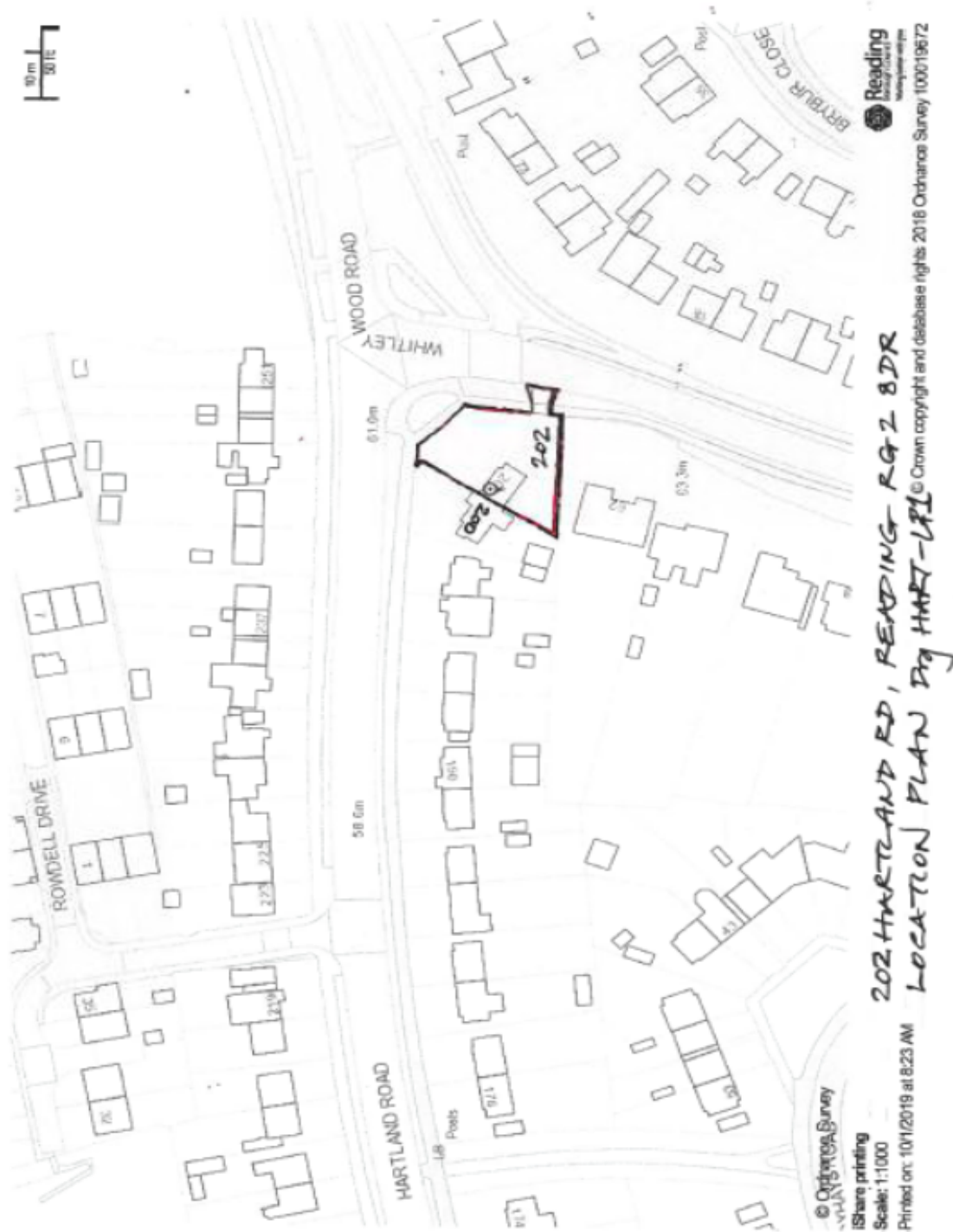
Plans:

Drawing No: Proposed Off Street Parking Area DRG No. HART - D14
Received 4th February 2019

Drawing No: Location Plan DRG No. HART - LP1
Drawing No: Site Plan DRG No. HART - D13

Received 18th March 2019

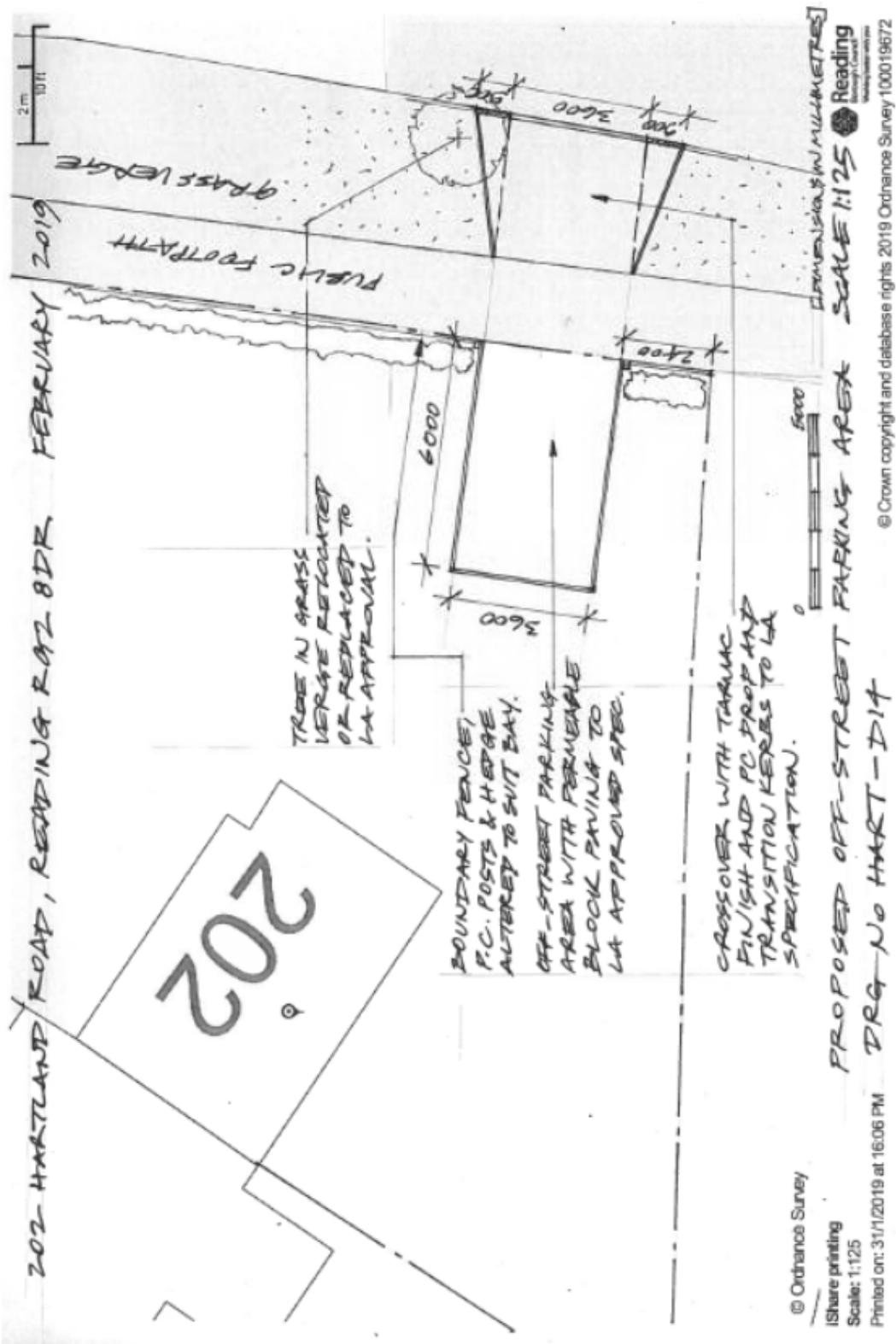
Case Officer: Ethne Humphreys



Location Plan



Site Plan



Parking Area