

COMMITTEE REPORT

BY THE DIRECTORATE FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 26th June 2019

Ward: Redlands

App No: 182214

Address: 45 Upper Redlands Road, Reading

Proposal: Erection of 4 dwellinghouses and accesses with associated landscaping and parking.

Applicant: Mr A Sharp

Date validated: 17 December 2018

Target Date: 11 February 2019

Extended: 1 July 2019

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission with appropriate conditions and informatives, subject to the satisfactory completion of a S106 legal agreement by 1st July 2019 to secure an Affordable Housing contribution of £158,333.33 towards affordable housing in the Borough in accordance with Policy CS16 Index-linked from the date of permission, to be paid on commencement of the development.

OR

ii) to REFUSE permission should the S106 agreement not be completed by 1st July 2019, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement to be able to grant permission.

Conditions to include:

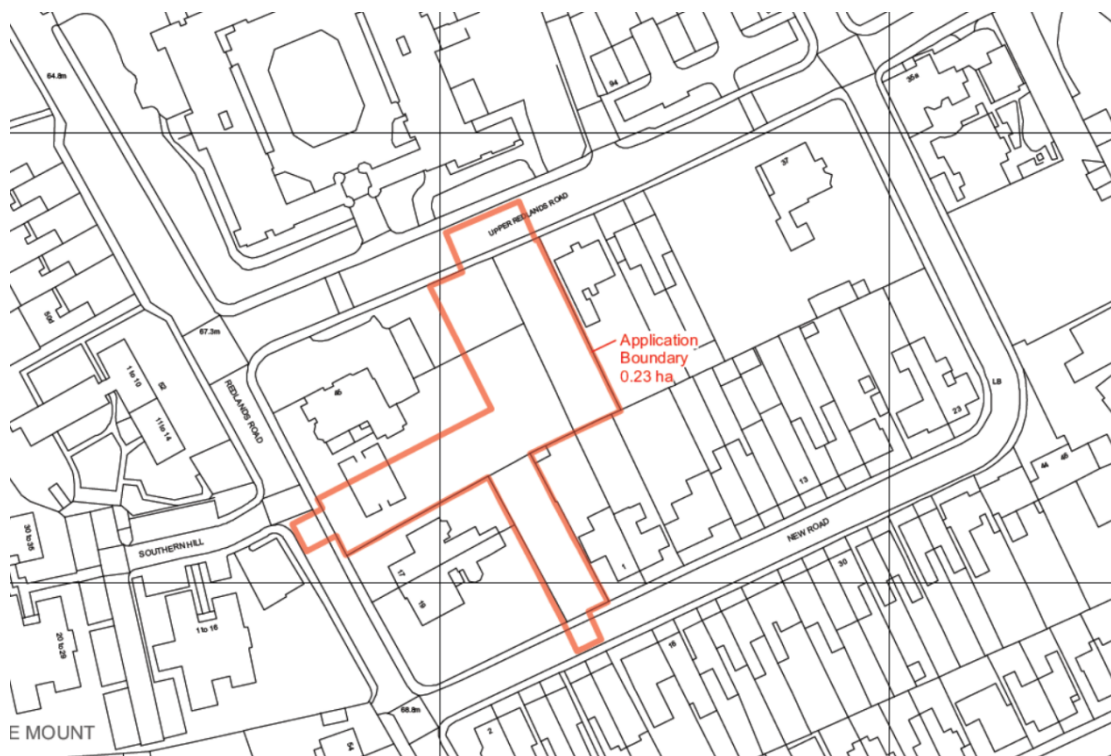
1. Time limit for implementation (3 years)
2. Materials as shown on approved plans
3. Approved plans
4. Ecology - Vegetation Clearance
5. Ecology - Landscaping
6. Landscaping
7. Landscaping implementation
8. Landscaping maintenance/replacement within five years
9. Arboricultural method statement to be submitted
10. Arboricultural method statement to be followed
11. Arboricultural Site Supervision
12. Landscape: Boundary Treatment
13. Construction Method Statement
14. Provision of Vehicle Parking
15. Provision of Vehicle Access
16. Bin Storage
17. Provision/maintenance of Visibility Splays
18. No Bonfires
19. Parking permits 1
20. Parking permits 2

Informatives to include:

1. Positive and Proactive Statement
2. Pre-commencement Conditions
3. Terms and conditions
4. Need for building regulations
5. Highways S59
6. Complaints about construction
7. No parking permits

1. INTRODUCTION

- 1.1 The application site is 0.23 hectares, and is located within the Redlands Conservation Area with frontages to Upper Redlands Road to the North, Redlands Road to the West and New Road to the South. Redlands Conservation Area is a tightly drawn essentially Victorian/Edwardian suburb of Reading.
- 1.2 The site currently comprises undeveloped garden land, which is surrounded by residential dwellings, other than at the sections where it fronts a road. The surrounding residential properties are between 2 and 3 storeys in height, and their designs vary within traditional architecture. There are examples of grey and red brick, mostly Victorian, with Stucco and render. The majority of the properties in the area are grand buildings, within generous plots and walled gardens.
- 1.3 The closest Listed building is Wantage Hall (Grade II), which is located to the north, opposite the application site on Upper Redlands Road. Wantage Hall was the first hall of residence at the University of Reading and opened in 1908. It was listed in 2008. There are three other listed buildings within the Redlands Conservation Area, which are 85-89 Christchurch Road.



Site plan - not to scale

2. PROPOSALS

2.1 It is proposed to build four detached houses in land currently occupied by gardens to the rear/side of 45 Upper Redlands Road, Reading. The land and surrounding buildings are owned and occupied by the University of Reading. The proposals were the subject of pre-application advice with officers before this application was submitted.

2.2 All of the four proposed houses would be two storey detached properties. Plot 1 would face onto New Road, Plot 2 would face onto Redlands Road, and Plots 3 and 4 would face onto Upper Redlands Road, directly opposite Wantage Hall. Although connected, the new plots for the houses would appear as separate 'infill plots' to each road.

Plot 1

Size - 153.46 sq.m with 3 bedrooms (6 persons)
Amenity Space - 171 sq.m
Walls - Red brick to match adjoining houses
Roof - Natural slate with red clay hips
Windows - White painted timber windows and concrete cills.

Plot 2

Size - 218.83 sq.m with 4 bedrooms (8 persons)
Amenity Space - 239 sq.m
Walls - White render to match adjoining houses
Roof - Natural slate with black clay hips
Windows - White painted timber windows and concrete cills.

Plot 3

Size - 217.89 sq.m with 4 bedrooms (8 persons)
Amenity Space - 329 sq.m
Walls - Red brick in Flemish bond to match adjoining houses
Roof - Natural slate with red clay hips
Windows - White painted timber windows and concrete cills.

Plot 4

Size - 201.96 sq.m with $\frac{3}{4}$ bedrooms (6/7 persons)
Amenity Space - 226 sq.m
Walls - Red brick in Flemish bond to match adjoining houses
Roof - Natural slate with red clay hips
Windows - White painted timber windows and concrete cills.

2.3 This application is being reported to Committee at the request of ward councillors in response to the concerns raised by neighbours.

2.4 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule adjusted for indexation (£148.24 per sq.m) this proposal will attract a charge of £117,426.84 based on the proposed floor areas (total GIA is 792.14 sq.m).

3. RELEVANT PLANNING HISTORY

Reference No.	Detailed Description	Outcome
960054	Redevelopment to provide new student housing and staff flats, include	Application Refused on 23 Dec-96

	upgrading alterations to existing buildings (17-19 Redlands Rd, 45 Upper Redlands Rd)	
960745	Demolition of redundant outbuildings.	Application Permitted on 10 Jan-97
970879	Conversion of stable to one 2 bedroomed dwelling; creation of two additional study bedrooms through internal alterations of The Lawn together with external alterations (insertion of windows and doors).	Application Permitted on 21 Aug-97
181174	Pre-Application Advice sought	Acceptable in principle subject to details being appropriate.

4. CONSULTATIONS

4.1 Statutory:
None

4.2 Non-statutory:

4.2.1 **RBC Transport Strategy** was consulted on 7 January 2019. Their comments stated; *"The site is located within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.*

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 2 parking spaces per dwelling.

The submitted Site Plan P6 F shows each dwelling with 2 off road parking spaces which is in accordance with the Council's current standards.

Plot 1 will have vehicular access from New Road

Plot 2 will have vehicular access from Redlands Road

Plot 3 and 4 will share vehicular access from Upper Redlands Road

The proposed shared access for Plots 3 & 4 will need to be a minimum of 4.1m wide to facilitate two way movements in and out of the site. This will need to be illustrated on revised plans.

Visibility splays have not been illustrated on plans for any of the accesses. Plans will need to be submitted illustrating the proposed access points including visibility splays. Accesses will need to be designed in accordance with Reading Borough Councils Geometric Design Guidance for residential Accesses on to Classified Roads. Link to the guidance is below:

http://old.reading.gov.uk/media/2415/Geometric-Design-Guidance/pdf/Geometric_Design_Guidance.pdf

Visibility Splays required:

- Upper Redlands Road - 2.4m x 43m*
- Redlands Road - 2.4m x 70m*
- New Road - 2.4m x 43m*

It should be noted that the development site is located in an area where a residential parking scheme operates, therefore there should be an assumption that future inhabitants of the dwellings will not be eligible to apply for residents and visitor parking permits. This will be covered by the appropriate conditions and informatives.

Transport would not support a formal break in the residential/shared parking bays surrounding the development site; however an access protection marking can be applied for if required.

A licence will be required to be obtained from the Highways Department to undertake any work on the Public Highway.

In line with the Council's adopted Parking Standards and Design SPD, each dwelling should be provided with two secure cycle parking spaces. The submitted site plans shows each dwelling will be provided with a garden shed, therefore this is deemed acceptable.

Bin storage should not be further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. Bin storage has been illustrated on the submitted site plan and is deemed acceptable”.

4.2.2 The Planning Natural Environment (Tree Officer) was consulted on 7 January 2019. The comments received raised the following points:

- Conservation Areas provide a certain level of protection to trees.
- The most significant trees on or adjacent to the site are those which are highly visible growing adjacent to the highway. Of particular note are a Tulip Tree and a pollarded Lime.
- It is generally accepted that tree roots will not be growing under the adopted highway and the supporting tree information has therefore offset the identified rooting areas of the tree(s) to take this into account.
- The loss of any trees required in order to facilitate the build should be mitigated with replacement planting to ensure that the application does not result in a net loss of tree cover on site.
- Trees within the centre of the site are significant as groups but without the individual arboricultural merit or public amenity value which would make it expedient to serve a TPO at this time.
- The proposed property adjacent the Tulip Tree (which has a dense and extensive root spread) will be erected on a Abbey Pynford ‘Housedeck’ system in order to retain a void under the property. This will allow rain water to be directed under the building structure, and therefore with access to oxygen and water, tree roots will continue to thrive under the property.
- One significant problem is the laying of services to each of the new properties where it will be within the RPA of the trees. The applicant is proposing Air-spade excavation and suction. Whilst this is generally considered okay, if for any reason it proves unviable then the applicant will need to agree alternatives with the Borough Council and Site Arboricultural Consultant. In such case, the method statements and tree protection plans will need to be modified.
- If planning permission is granted, a full and detailed Arboricultural Method Statement will be required, which details the steps to be taken during the course of the building works, with step by step procedures for new areas of

hard surfacing, the installation of the housedeck and laying of services in particular.

- It is expected that a detailed specification for Monitoring and Supervision is followed with visits fed back to the LPA who will make spot checks where possible during the course of the building works.
- Other conditions are also recommended in addition to the above.
- In order to be effective the tree related conditions will be required as pre-commencement conditions.

- 4.2.3 **The Council's Ecologist** was consulted on 7 January 2019. Their comments stated; *"As per our comments on the previous pre-application (ref: 181174) with similar plans and same ecological survey, the Preliminary Ecological Appraisal (Windrush Ecology, May 2018) states that the majority of trees will be retained. However, as per the plans submitted, a number of trees will be felled to facilitate the works and to accommodate the new houses. Nevertheless, the report states that the trees on site were assessed as having "negligible" potential to support roosting bats.*

The report states that the site is not considered to be suitable for reptiles, amphibians, badgers or other protected species. Nonetheless, the trees on the site are likely to be used by nesting birds, since four old bird nests were found, and as such, any vegetation clearance will need to be undertaken outside the bird nesting season (March - August inclusive). This should be secured through a planning condition to ensure that birds are not harmed or killed during the development...

...Additionally, as per the recommendations given in the report and in line with the NPPF, biodiversity enhancements and a wildlife-friendly landscaping scheme should be incorporated into the development to ensure that the site is enhanced for wildlife. This should be secured via a planning condition...

...As such, subject to... [two] conditions...there are no objections to this application on ecological grounds".

- 4.2.4 **The Conservation Area Advisory Committee** was consulted on 7 January 2019. A response was received on 4 June 2019 objecting to the application on the following grounds:

- The heritage statement does not demonstrate how the application will conserve and enhance the conservation area and its urban low-density setting.
- Detrimental impact upon the Conservation Area and heritage assets.
- Discrepancies within the Heritage Statement.

- 4.2.5 **The Council's Conservation & Heritage Consultant** objects to the application; *"The proposed development of four detached properties within the gardens to 45 Upper Redlands Road would detract from the character and appearance of the Conservation Area due to the loss of garden space around existing properties, loss of characteristic/historic garden walls in the streetscene and due to over-development within the context of the Conservation Area; all these elements are recorded in the Conservation Area Appraisal as contributing to the character and appearance of the Conservation Area. These elements opposite the Grade II Listed Wantage Hall would harm the significance of the Listed Building through detriment to its setting and the contribution it makes to the heritage of the area.*

The proposals would erode the large, open gardens which are associated with 45 Upper Redlands Road and which are considered within the Conservation Area appraisal to be part of the character of the area.

In summary, the proposed development is not considered to achieve the requirement to preserve or enhance the character or appearance of the Conservation Area or preserve the setting of the Listed Building, contrary to the statutory requirements of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of Reading Local Plan policies and guidance in the NPPF and PPG”.

4.2.6 Thames Water was consulted on 7 January 2019. No response has been received.

4.3 Public consultation:

4.3.1 Fifty-three households were consulted via letter, as well as a site notice being displayed.

42 letters of representation have been received from 26 households, although a petition added an additional 58 letters of representation (from 37 households) to this number, to give a total of 88 letters of representation. 16 of these households were duplicated from individually received letters of representation, which means a total of 47 households object to this application. These letters of representation were received before the re-consultation, which occurred on 9th May 2019.

On top of this, a second petition with 35 signatures was received, although this did not add any further households to the list of those objecting, as they were all duplicates from previously received responses.

The letters of representation raise the following issues:

- Loss of open space
- Parking and transport concerns
- Detrimental impact upon the Conservation Area
- Detrimental impact upon a Grade II Listed building
- The proposal does not assist with the shortage of social housing in the Borough
- The proposal is a cluttered design
- Detrimental architectural impacts
- Detrimental social impacts
- Detrimental environmental impacts
- Overlooking/invasion of privacy to the grounds of a mental health provider with 16 service users
- Loss of views
- Overdevelopment
- Overshadowing
- Detrimental impact upon trees
- No space in schools for the new families
- Out of character with the surrounding area
- Loss of a nature corridor
- The planning approval could be sold on a number of times leading to the possible use of poor quality materials, the loss of important trees and other aspects of design that fail to reflect the history and particular nature of this area
- The allotment next door to No.43 Upper Redlands Road should be preserved
- Noise concerns
- Air quality concerns

The petition states that the signatories object to the application on the basis of:

- Impact upon Conservation Area and Character of New Road
- Heritage Impact of the development
- Ecological Impact
- Residential Impact
- Car Parking
- Risks of selling-on, may result in poor materials and loss of important trees
Officer comment: impact on ability to sell property is not a planning matter
- Responsibility of the University and Planning Authority to listen to local opinions
Officer comment: this application shall be assessed on its planning merits

The second petition confirms that the objections remain the same as previously.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 National Planning Policy Framework 2019 National Planning Practice Guidance

5.2 Reading Borough Local Development Framework Core Strategy (RCS) (Adopted January 2008 - amended 2015)

- CS1 (Sustainable Construction and Design)
- CS2 (Waste Minimisation)
- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS9 (Infrastructure, Services, Resources & Amenities)
- CS14 (Provision of Housing)
- CS15 (Location, Accessibility, Density and Housing Mix)
- CS24 (Car/Cycle Parking)
- CS33 (Protection and Enhancement of the Historic Environment)
- CS36 (Biodiversity and Geology)
- CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document (2012) (Amended 2015)

- SD1 (Presumption in Favour of Sustainable Development)
- DM1 (Adaptation to Climate Change)
- DM3 (Infrastructure Planning)
- DM4 (Safeguarding Amenity)
- DM6 (Affordable Housing)
- DM10 (Private and Communal Outdoor Space)
- DM11 (Development of Private Residential Garden Land)
- DM12 (Access, Traffic and Highway-Related Matters)
- DM18 (Tree planting)

Supplementary Planning Documents:

- The Council's 'Revised Sustainable Design & Construction SPD' (July 2011)
- The Council's 'Parking Standards and Design' SPD (Oct 2011)
- The Council's 'Revised SPD on Planning Obligations under Section 106 of the Town and Country Planning Act 1990' (2013)
- The Council's 'Affordable Housing' SPD (2013)
- Redlands Conservation Area Appraisal (2008)

6. APPRAISAL

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 S66(1) of the LBCA 1990 says *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
- 6.3 The main issues raised by this proposal are:
- The Principle of Development
 - Impact on the Character and Appearance of the Conservation Area and Setting of Listed Buildings
 - Impact upon Trees
 - Development of Residential Gardens
 - Residential Amenity
 - Parking & Highways
 - Affordable Housing
 - Other Matters
- 6.4 **Principle of Development**
- 6.4.1 The site lies in a residential area of Reading where additional accommodation would normally be acceptable subject to satisfying a number of policies. In this case the site lies in a conservation area and close to a Listed Building so the design and appearance of the proposed scheme and its impact on the character and appearance of the conservation area and the setting of the Listed Building is the main consideration.
- 6.5 **Impact on the Character and Appearance of the Conservation Area and Setting of Listed Buildings**
- 6.5.1 The Redlands Conservation Area Appraisal splits the Conservation Area into four character areas, and the application site predominately falls within the area entitled, *“Upper Redlands Road and 17-19 Redlands Road”*, although a small part of the application site falls within the character area entitled, *“New Road”*.
- 6.5.2 The character area for Upper Redlands Road and 17-19 Redlands Road, states, *“This area is mainly characterised by large detached and semi-detached houses standing in extensive and well-treed grounds...The architectural styles vary from the simple plain red brick style of the 1850s to later stucco villas (some very large) with Italianate and classical features, in particular, 17 and 19 Redlands Road. 35a Upper Redlands Road is an interesting gothic style building which turns the corner of New Road... Properties here and throughout the Conservation Area are “linked” by frontage brick walls and/or low brick walls with railings above, and good tree cover behind”*.
- 6.5.3 The character area for New Road states, *“This is a quiet and more intimate road of smaller early Victorian houses and cottages, of which a great deal of the original character remains (although some unsympathetic additions have been made). The general character of housing in this part of the area is of plain red brickwork, sometimes with a contrasting band of grey bricks marking the division between*

the floors, low pitched slate roofs, four panelled doors with arched fanlights and glazing bar sash windows (9 and 12 panes). Numbers 20 Hill and Myrtle Cottages, 28, 30, 40 and 23 add particular vitality to the area.

- 6.5.4 Objectors, the Council's Conservation Consultant and the Reading Conservation Area Advisory Committee (the CAAC) are concerned for the impact of the introduction of these properties on the application site and consider that this will have an adverse impact on the character of the Conservation Area.
- 6.5.5 The Redlands Conservation Area Appraisal states, "*No individual building stands out in each street in the Conservation Area. Corner buildings tend to be prominent in the street scene, but not from any distance*". The Redlands Conservation Area also mentions that "*Properties at the north (Upper Redlands Road)...of the Conservation Area are however epitomised by being fairly substantial properties in commensurately large grounds. These are typically bounded brick walls and railings and containing significant tree cover, providing a good setting for individual properties and the character of the Conservation Area as a whole*".
- 6.5.6 The proposed properties would be set back within their sites and behind boundary walls and therefore will be in keeping with this characteristic of the Conservation Area. The proposed gardens are similar in size to existing gardens in the area with boundary treatments in keeping with those around them.
- 6.5.7 The application proposes four detached dwellings, which are proposed to be inserted between other buildings. The design of the proposed houses take their lead from the adjacent buildings, as details of ridge and eaves heights and window and door designs reflect those of adjacent buildings and others of similar age. It is considered that the properties have been designed in such a way that they are sympathetic to the surrounding character of the area and the street scene. They have been carefully designed, with ample garden areas and settings, to be in keeping with other properties in the Redlands Conservation Area and will not detract from its character and appearance.
- 6.5.7 Although the original comments received from the Heritage & Conservation Officer were not positive, this was based on plans, which have since been superseded. The amended plans now proposed to provide narrower entrances and two of them reuse bricks to curve the wall inwards for the purpose of continuing the wall, and ensure the impact on heritage assets is minimal. As previously discussed, this will also aid with continuing the view of the wall, when gazed upon at an indirect angle, which will make the entrances appear narrower. As for the comments, which relate to the loss of large gardens, the site lends itself to development due to its irregular shape, and the grounds of No.45 are much larger than any others in the surrounding area. As previously mentioned within this report, the proposed amenity space proposed for each of the properties will be acceptable when compared to similar properties in the area, and therefore it is believed that on balance this scheme will not have a major detrimental impact upon the Conservation Area.

Impact on Wantage Hall (Grade II)

- 6.5.8 The Council's Conservation Consultant remains concerned for the impact of the development on the setting of the Listed Building. In considering this impact, it should be remembered that the principal setting to this building is within its own grounds on the North side of Upper Redlands Road. The impact of the new houses on the South side of the road, are considered to be comparatively minor. In any event this impact is considered to be mitigated further with the amendment, which proposes to reduce the entrance width for plots 2 and 3 as they will remain largely hidden behind the boundary wall, which will retain its height.

6.5.9 Overall the proposal is found to comply with the objectives of Policy CS33.

6.6 Impact upon Trees

6.6.1 An important part of the character of the Redlands Conservation Area is the mature and semi-mature trees within the ground of the buildings. All trees within conservation areas are protected as if they were the subject of an individual TPO.

6.6.2 32 trees are proposed to be removed as a result of the development, although these are not considered to be of particular importance to the character of the surrounding area. 24 of these trees are part of a clump in the middle of the site (fall within Plot 3). The important trees, which do add to the character of the surrounding area, and give the feeling of 'well-treed grounds' are to remain and a tree protection plan has been submitted to ensure that these are not damaged during the construction works. The Natural Environment Officer has suggested conditions which will ensure that the trees to remain receive the necessary protection measures - one of which is for a scheme of supervision and monitoring to be submitted before development commences. It is considered that from a heritage and conservation perspective, the proposed properties will have 'well-treed grounds', even with the proposed removal of some of the existing trees, and therefore the proposal will retain its character as set out within the Redlands Conservation Area Appraisal. With the relevant conditions the proposal complies with Policy DM18, CS7 and CS33 in respect on landscape and trees.

6.7 Development of Residential Gardens

6.7.1 To some extent Policy DM11 Development of Private Residential Gardens is also relevant in this case. This policy accepts new residential development that involves land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

- a) It makes a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

6.7.2 As noted above officers consider the proposal to be acceptable in the context of the character of the area, the plots are of a good size in keeping with those around them, they all have good access points, are not tandem development and protect adjacent boundaries, no harm is cause to the amenities of neighbours, all four properties are family houses and biodiversity concerns have been addressed.

6.7.3 The proposed properties would have gardens between 170 and 330 sq.m. which is considered to be commensurate with the general character of the area.

6.7.4 The proposed dwellings are considered to be accommodated appropriately within the development site as they will all have sufficient private amenity space (as mentioned in the previous paragraph), and also they will all have sufficient

parking, bins etc. The dwellings will not appear cramped, and will fit well within the site, whilst having minimal impact upon the surrounding character of the area.

- 6.7.5 The proposed dwellings will all be set slightly further back from the existing build line and could potentially be seen as 'back-land development'. However their setbacks from the main building line frontages are quite minor and have done so as to ensure the protection of important trees within the Conservation Area. It is also considered that the setback from the frontage of Upper Redlands Road, aids with minimising the impact the development will have upon the nearby Grade II listed building - Wantage Hall. Overall, there is no conflict with the criteria set by Policy DM10.

6.8 Residential Amenity

- 6.8.1 Policy DM4 relates to safeguarding amenity, and aims to prevent detrimental impacts upon the amenity of neighbouring properties and occupants/users of the application building; in regards to overlooking, overshadowing or outlook.
- 6.8.2 Plot 1, has a three windows which look towards No.19 Redlands Road. One of these belongs to a bathroom and the other two windows serve bedrooms. All of these windows are proposed to be obscured glazed as highlighted on the elevational plans. The bedrooms both have other windows, which will prevent the occupants of each bedroom being negatively impacted as a result of the frosted glass. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.3 Plot 2 has a first floor bedroom (bedroom 1) window facing towards No.45 Upper Redlands Road. This will be adjacent other first floor windows of No.45, and the distance between them will be ~11 metres. The elevational plans show this window to be obscure glazed, which will eliminate any possible overlooking. This bedroom is served by another window, which will prevent the occupant of the room being negatively impacted. The only other first floor side facing window is directed towards No.17 Redland Road, however this will serve a bathroom and will also be obscured glazed. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.4 Plot 3 will have two side facing first floor windows, one which serves bedroom 1, and the other a bathroom on the opposite flank. The one serving bedroom 1 will be slightly over 20 metres from the elevation of 45 Upper Redlands Road. Both of these windows are highlighted on the elevational plans as having obscured glazing, and as such there will be not potential overlooking. The bedroom is shown to have two windows serving it, and as such it is possible to obscure glaze one of them without resulting in a detrimental impact upon the occupant. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.
- 6.8.5 Plot 4 will have five side facing first floor windows. Three of these serve bathrooms, one of them serves the stairwell, and the last one serves bedroom 2, which faces towards plot 3. These windows are all proposed to be obscured glazed (highlighted on the elevational plans), which will eliminate any possible overlooking. The bedroom is served by another window, which will prevent the occupant of the room being negatively impacted. As the proposal will need to be carried out with approved plans, there is no need for an additional condition in relation to obscured glazing.

6.8.6 As for overshadowing, none of the proposed dwellings will restrict a detrimental amount of light to any neighbouring properties, nor to each other, and as such it is considered that there will be no detrimental impact as a result of the proposed scheme in terms of overshadowing.

6.8.7 With regards to outlook, the positions of the proposed dwellings and their distances from neighbouring elevations, means that there will not be a detrimental impact upon the outlook of neighbouring amenity. Some of the public consultation comments mentioned that the view from New Road to Wantage Hall will be lost. This is true, however, there is an existing tree (which will remain), and this restricts much of the view of clock tower, which is considered to be one of the more impressive features on this elevation. Further to this, there is no right to a view, and the distance of the proposed property on plot 1, will not have a detrimental impact on neighbouring amenity in regards to outlook.

6.8.8 The proposal is therefore considered to comply with Policy DM4 and respects the amenity of neighbouring properties. All of the side facing windows will be obscured glazed, which will be secured by a condition ensuing the builds are carried out in accordance with the approved plans.

6.9 Parking and Highways

6.9.1 From a transport perspective, each of the properties will have sufficient off-road parking, with spaces which are individually accessible and allow for turning on-site. This excludes Plot 1, which will require tandem parking, and no on-site turning.

6.9.2 It is important to note, that the entrance widths and styles have been designed with highway safety in mind, and these are now considered to be acceptable from a highways viewpoint, whilst retaining much of the boundary walls to the nature of the Conservation Area.

6.9.3 Some of the public consultation comments stated that the new owners would park on street to allow visitors to use their driveways. As a result of this application, occupants of the proposed dwellings will not be entitled to parking permits, but could apply for them in the future. Each dwelling has two parking spaces, which is considered sufficient when assessed against the Revised Parking Standards and Design SPD, and each dwelling will have a shed, which will allow for cycle parking. The Transport Section has reviewed this application, and has not raised any concerns with regards to parking.

6.10 Affordable Housing

6.10.1 This planning application needs to accord with the requirements of Policy DM6 and make an appropriate financial affordable housing contribution.

6.10.2 The planning statement states that *“this proposal will provide a policy compliant level of affordable housing. Four new dwellings are proposed, and so the equivalent of 10% of the housing should be provided through a financial contribution. This will be calculated as 5% of the Gross Development Value (GDV) based on valuations of the development by estate agencies. This will then be paid to the Council upon occupation of the development”*.

6.10.3 After three valuations were received, the valuations suggested an average GDV of £3,166,666.67. This is considered acceptable, and the policy compliant affordable housing contribution is therefore £158,333.33.

6.11 Other Matters

6.11.1 Biodiversity - The proposal has been reviewed by the Council's consultant ecologists who states that they have no objections subject to two conditions. A detailed summary of their comments can be viewed in the consultations section (above). Their suggested condition addresses details (including providing bird nesting and bat roosting opportunities on and around the new buildings, and specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site.

6.11.2 The proposal is therefore considered to be acceptable from an ecological/biodiversity viewpoint. Some of the comments received from the public consultation mentioned that the proposal would result in the loss of a nature corridor. The Ecology consultant has carefully considered the objections but is satisfied that, subject to conditions, the proposal is policy compliant.

6.11.3 Equalities - 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 have or would have different needs, experiences, issues and priorities in relation to the particular planning application. Some concerns were raised by a neighbour but these are mitigated by the approach taken to protect neighbour amenities. 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 Whilst there a number of concerns have been raised by objectors and consultants regarding the proposed four homes, when appraised against relevant policies officers consider that the four dwellings can be accommodated within this area without having a detrimental impact upon the character of the Redlands Conservation Area.

7.3 Officers have worked with the applicant to seek amendments so that the scheme, in terms of design and materials and boundary treatments, will not have a detrimental impact on neighbouring amenity, trees, ecology, heritage or transport.

7.4 On balance, the proposed development is considered to meet the principles of Redlands Conservation Area Appraisal and complies with the appropriate Policies set out within the Local Development Framework.

Plans:

Plan Type	Description	Drawing Number	Date Received
Location Plan		P1 Rev A	19 Dec-18
Site Plan	Existing Shows Removal of trees	P4 Rev B	19 Dec-18
Street Scene	Existing	P5	19 Dec-18
Floor Plans	Plot 1	P11 Rev C	19 Dec-18
Floor Plans	Plot 2	P12 Rev B	19 Dec-18
Floor Plans	Plot 3	P13 Rev D	25 Mar-19
Floor Plans	Plot 4	P14 Rev A	19 Dec-18
Elevations	Plot 1	P15 Rev A	19 Dec-18

Elevations	Plot 2	P16 Rev B	19 Dec-18
Elevations	Plot 3	P17 Rev D	25 Mar-19
Elevations	Plot 4	P18 Rev A	19 Dec-18
Block Plan	Proposed	P2 Rev K	9 May-19
Site Plan	Proposed	P6 Rev S	9 May-19
Street Scene	Proposed Elevation AA	P19	9 May-19
Street Scene	Proposed Elevation BB	P20	9 May-19
Street Scene	Proposed Elevation CC	P21	9 May-19

Case Officer: James Overall.

Appendix



Block Plan



Plot 1



Plot 2



Plots 3 & 4



Plots 3&4 Street Scene (Upper Redlands Road)



Plot 2 Street Scene (Redlands Road)



Plot 1
Street Scene (New Road)