

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 17<sup>th</sup> July 2019

ITEM NO. 18

Ward: Redlands

Application No.: 182214/FUL

Address: 45 Upper Redlands Road

Proposals: Erection of 4 dwellinghouses and accesses with associated landscaping and parking

Date Application Valid: 17<sup>th</sup> December 2018

Application target decision date: Extension of time to 24<sup>th</sup> July 2019

### RECOMMENDATION

As per 26<sup>th</sup> June 2019 committee report (Appendix A to the main agenda report) but to adjust the date for completion of the s106 agreement to 24<sup>th</sup> July 2019.

#### Conditions:

Alter Condition 3 to ensure samples are provided for all brickwork, render and roof materials.

## 1. INTRODUCTION

1.1 This application was deferred at the 26<sup>th</sup> June 2019 Planning Applications Committee to enable a member site visit to take place. The site visit took place on 11<sup>th</sup> July 2019.

1.2 The Council's Conservation and Heritage Consultant has reviewed the most up-to-date plans and retains an objection to the application on the basis that the loss of areas of brick wall in the street scene and loss of the garden areas around the existing Victorian villas would diminish the character of the Conservation Area. However, in his opinion the level of harm is considered to be "less than substantial" and the application should be considered against paragraph 196 which states that:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".*

1.3 The Consultant has advised that physical material samples are required, should planning permission be granted, to would ensure samples of the brickwork, render and roof materials are provided for approval before the relevant parts of the building work are begun. As such condition 3 is proposed to be altered accordingly.

1.4 Officers further advise that in terms of paragraph 196 of the NPPF above, it should be noted that the public benefits of the scheme are in the form of four new family homes, and an off-site affordable housing contribution of £158,333.33.

**Case Officer: James Overall**