

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

ITEM NO. 20

Ward: Thames

App No: 190627/FUL

Address: Land to the rear of 27-43 Blenheim Road Caversham

Proposal: Erection of 3 dwellings with parking, landscaping and access from Blenheim Road

Applicant: First Avenue Estates Ltd

Date validated: 25/03/2019

Application target decision date: 20/05/2019 Extension of time: 07/08/2019

RECOMMENDATION:

As per the main agenda report but with the section 106 heads of terms updated in respect of the affordable housing contribution to secure a contribution of seventy five thousand two hundred and fifty thousand pounds (£75,250).

1. Affordable Housing

- 1.1 The main agenda report set out that the applicant was proposing to make a policy compliant contribution towards off-site affordable housing within the Borough. This contribution has now been confirmed as seventy five thousand two hundred and fifty thousand pounds (£75,250) to be secured by way of a section 106 legal agreement and payable prior to first occupation of the dwellings. The Recommendation has been updated accordingly.

2. Transport

- 2.1 Further clarification is also provided in respect of the visibility and vehicular access arrangements onto Blenheim Road. The swept path analysis drawings for access to the site are attached at the end of this update report. Although the main agenda report (paragraphs 6.37-9 on page 401) states that there would be no reduction in parking spaces, Transport Strategy has now confirmed that there would be the loss of an area equivalent to one on-street space to the north of the access in front of no. 31 Blenheim Road. This would be required in order to accommodate the widened vehicular access to the site and to provide the necessary tracking clearance for a fire engine or large removals/delivery vehicle to enter and leave the proposed widened vehicular access to the site. Parking for the proposed three dwellings would be provided off-street within the development site and as such, the development itself would not increase demand

for on-street parking on Blenheim Road. Overall, the loss of one on-street space on a road where parking is unrestricted and where the development would use an existing point of access and provide its own parking, is considered to be acceptable, in order to secure the provision of three additional family dwellings.

3. Other matters

3.1 The applicant circulated a letter to members of the Committee yesterday (16th July 2019) via email setting out reasons as to why the applications should be supported. This letter is not considered to raise any new issues that are not covered either within the main agenda report or this update report.

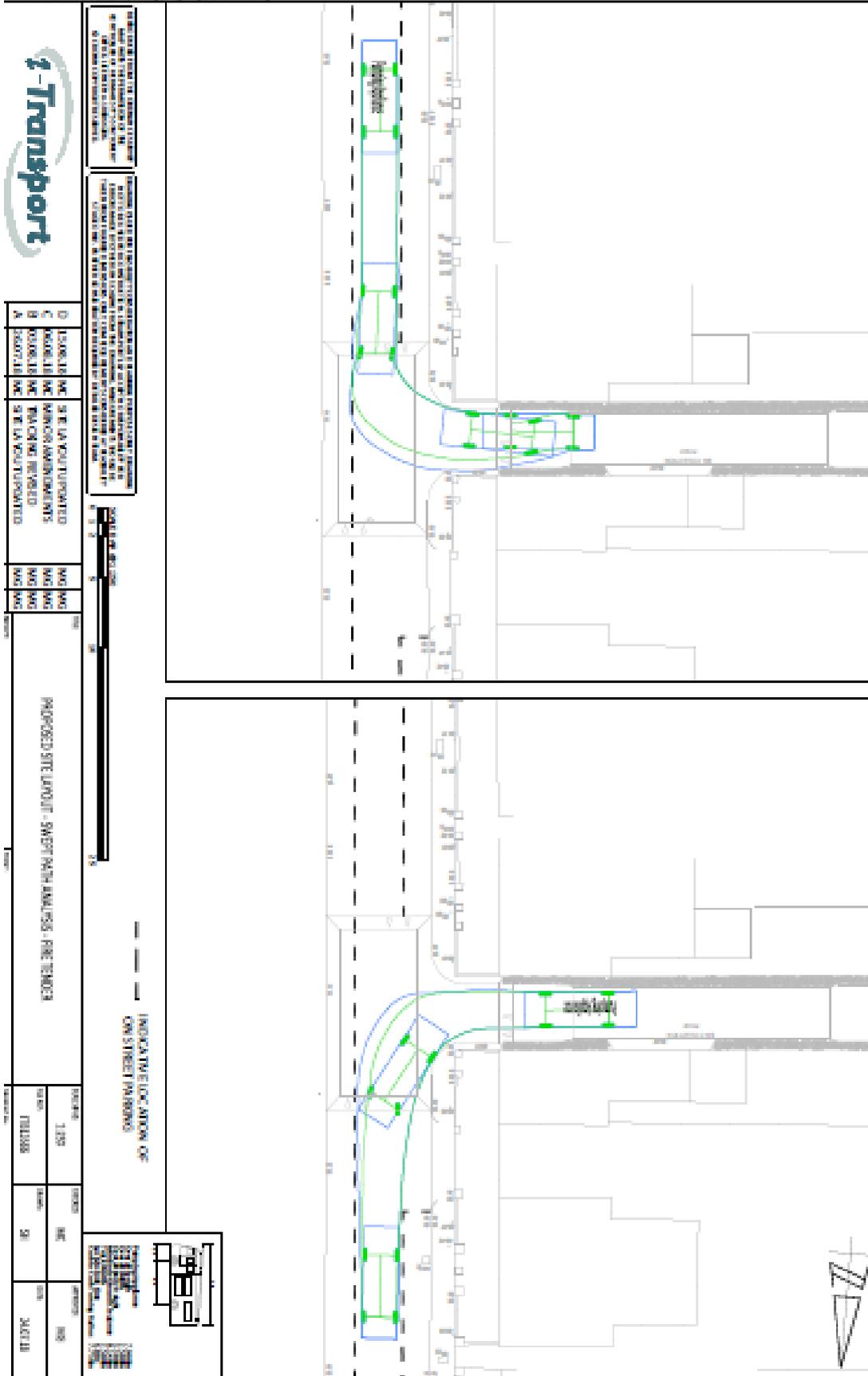
3.2 There is a typographical error in paragraph 2.2 of the main agenda report which is corrected as follows:

'The proposals are for a two storey semi-detached pair of 4 ~~four~~ bedroom dwellings with integral garages and driveway parking and a single two storey 3 bedroom detached dwelling with driveway parking'

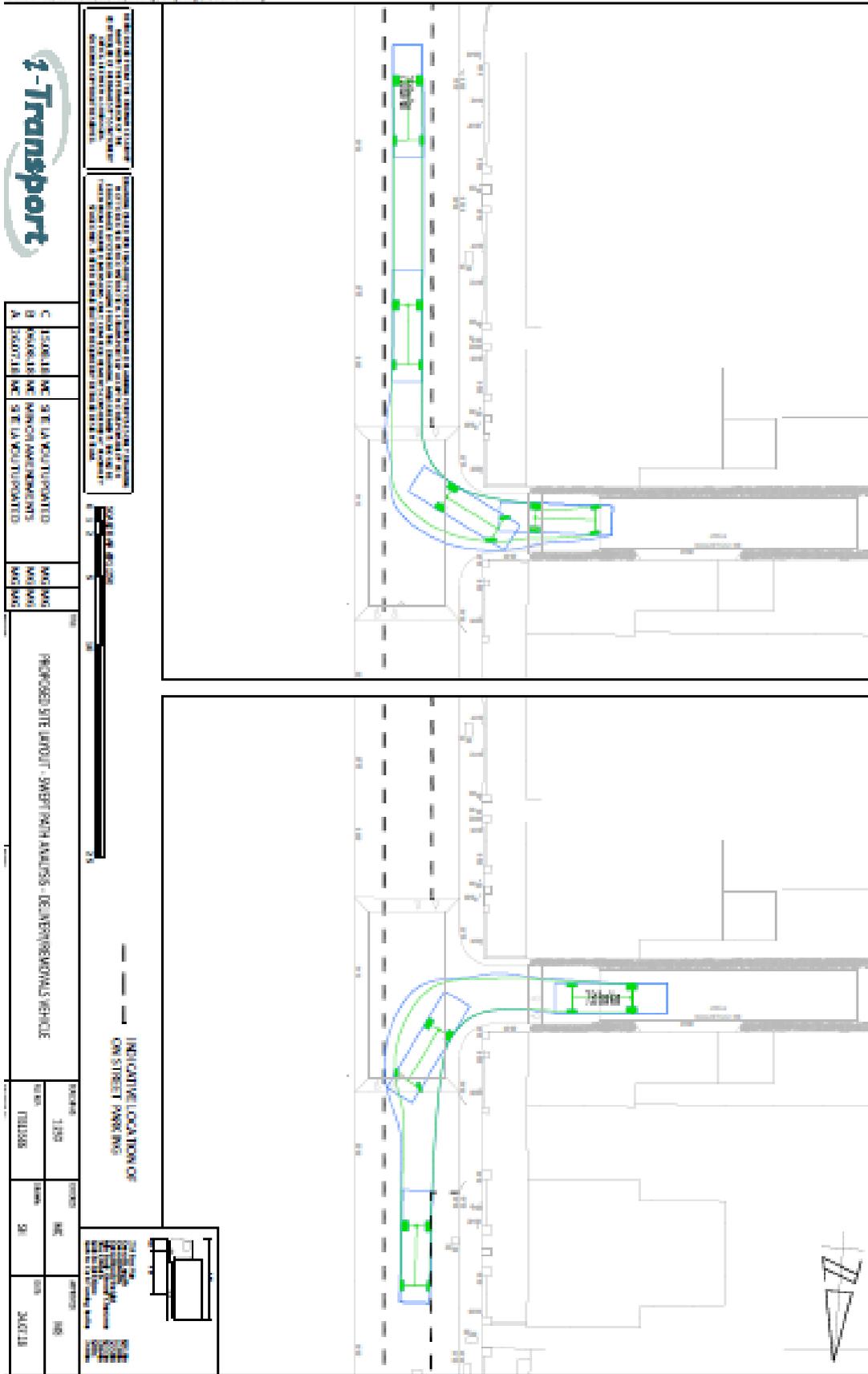
3.3 There is also a typographical error in paragraph 6.15 of the main agenda report which is corrected as follows:

'The Council's Ecological Consultant has reviewed the Ecological Appraisal and notes the loss of habitat and onsite mitigation/enhancement measures but does not consider that this would adequately compensate for the loss of the woodland, given the variety of habitats it currently provides. The consultant therefore advises that in accordance with Policy CS36 (Biodiversity and Geology) further biodiversity mitigation compensation would be required to ensure that there would be no net loss of biodiversity within the Borough and that in this instance this would need to be secured off-site. Policy CS36 (which is also reflected in emerging Policy EN12 of the Councils New Local Plan) states that:'

Officer: Matt Burns



Swept path analysis - Fire Truck



Swept path analysis - delivery/removals vehicles