

## UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 13 <sup>th</sup> November 2019	ITEM NO. 16
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**Ward:** MINSTER

**Application No:** 190702/REG3

**Address:** Land to rear of 51-65 Wensley Road, Reading, RG2 8NA

**Proposal:** Erection of two 2 bed dwellings (Class C3)

**Applicant:** Reading Borough Council

**Date Valid:** 03/06/2019

**Application target decision date:** Originally 29/07/19 but an extension of time has been agreed until 30/11/2019

### RECOMMENDATION:

Approve - as per the main agenda

#### 1. Amenity for nearby occupiers

- 1.1 For clarification, the properties of No's 51-65 Wensley Road are Reading Borough Council owned flats and not houses. Whilst the proposed buildings would be visible to the occupiers of these flats, as per the main agenda report, it is not considered that there would be any significant material harm to the occupiers of these flats due to some existing tree/vegetation screening along the boundary, slight levels difference and distances to the flats themselves. Whilst landscaping (to be dealt with by way of condition), may help to soften the impact on the occupiers of these properties, given the typology of the site, proposed layout and distances involved, it is not considered that there would be any material harm to the occupiers of these properties.





*View towards the rear of No's 51-65 Wensley Road*

## **2. Other Matters**

- 2.1 There is a typographical error in the Recommendation box at the start of the main agenda report which is corrected as follows:

*“Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a unilateral undertaking legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the ~~3th~~ 30<sup>th</sup> November 2019 (unless the assessing officer on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement).”*

- 2.2 There is also a typographical error in paragraph 6.5 of the main agenda report which is corrected as follows:

*“The proposal site has no frontage on to ~~Foxhays~~ Wensley Road meaning that any proposal for the site would not be readily visible in the street scene.”*

- 2.3 The recommendation remains as currently published.

Case Officer: Ethne Humphreys