

10 September 2025



Title	PLANNING APPLICATION REPORT
Ward	Redlands
Planning Application Reference:	PL/25/0620 (FUL)
Site Address:	Land adjacent 43 Upper Redlands Road, Reading
Proposed Development	Self-build erection of a single dwellinghouse, with associated access, parking and landscaping, including the relocation of a boundary wall and the removal of a bunker structure
Report author	Ethne Humphreys
Applicant	Mr H Saood
Deadline:	17 September 2025 (extension of time)
Recommendations	Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to: i) GRANT full planning permission, subject to: a) the satisfactory completion of a s106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may be reasonably required to issue the permission, OR ii) REFUSE full planning permission if the legal agreement is not completed (unless officers on behalf of the ADPTPPS agree to a later date for completion of the legal agreement)
S106 Terms	Contribution toward affordable housing equivalent to 10% GDV (£61,250) and off-site BNG units
Conditions	<ol style="list-style-type: none">1. Time Limit2. Approved Plans3. Pre-commencement material details and samples (to be approved)4. Pre-commencement bin storage (to be approved)5. Pre-commencement gate details (to be approved)6. Pre-commencement landscaping details to include sedum roof details (to be approved)7. Pre-commencement arboricultural method statement (to be approved)8. Compliance construction method statement9. Ecological enhancements installed with photos (as specified)10. SAP post construction prior to first occupation (to be approved)

	<ol style="list-style-type: none"> 11. Electric Vehicle charging points (detailed to be provided, approved by LPA, and implemented prior to occupation) 12. Vehicle parking (as specified) 13. Vehicular access (as specified) 14. Cycle parking (as specified) 15. Refuse and recycling (as specified) 16. Set back of gates (as proposed – 5m) 17. Pre-commencement visibility splays (to be approved) 18. Parking Permits 19. Parking Permits 20. Hours of construction/demolition (0800-1800 Mon-Fri; 0800-1300 Sat (not at all on Sundays/Bank Holidays)) 21. No Bonfires 22. Permitted development extension rights removed (Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), and Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse)) 23. Permitted development extension rights removed (no new openings) 24. Obscure glazing (to specific windows facing neighbouring properties, including maintaining in perpetuity)
Informatics	<ol style="list-style-type: none"> 1. Positive and proactive 2. Pre-commencement conditions 3. Highways 4. Terms 5. Building regulations approval may be required 6. Complaints about construction 7. Encroachment 8. Nesting birds 9. Parking Permits

1. Executive summary

1.1. This report relates to the application for full planning permission for the erection of 1 x 4 bed detached dwelling on land adjacent to 43 Upper Redlands Road. A previous application was approved in 2021 for 1 no. dwelling on the same site. Since the granting of this permission, the applicant has changed, and it is no longer intended to build out the previously approved scheme. The legal agreement will be worded to ensure that both permissions are not built out.

1.2. The proposal would provide an additional dwelling, with a policy compliant affordable housing contribution. The proposal would result in an on-site loss of biodiversity but would be mitigated by provision of off-site biodiversity credits alongside appropriate on-site biodiversity enhancements. Suitable tree planting and soft landscaping is proposed, and the proposals are not considered to result in any adverse harm to the character and appearance of the area, conservation area or other nearby heritage assets. Overall, it is considered to be acceptable, and the recommendation is to grant subject to completion of a s106 agreement.

2. Introduction and site description

- 2.1. The application site comprises land adjacent to 43 Upper Redlands Road, located on the south side of Upper Redlands Road.
- 2.2. The site is located in the Redlands Conservation Area and the Grade II Listed Wantage Hall is located opposite the site to the north. The site is also located within a Green Link.
- 2.3. 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.
- 2.4. The application is a 'minor' application and is presented to Committee at the request of Councillor Cross, with concerns relating to the scale, design and imposing front elevation.

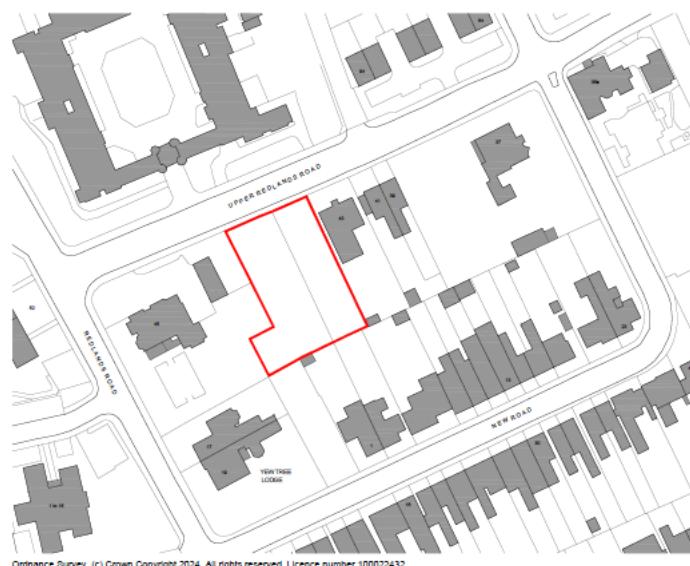


Figure 1 - Site Location Plan

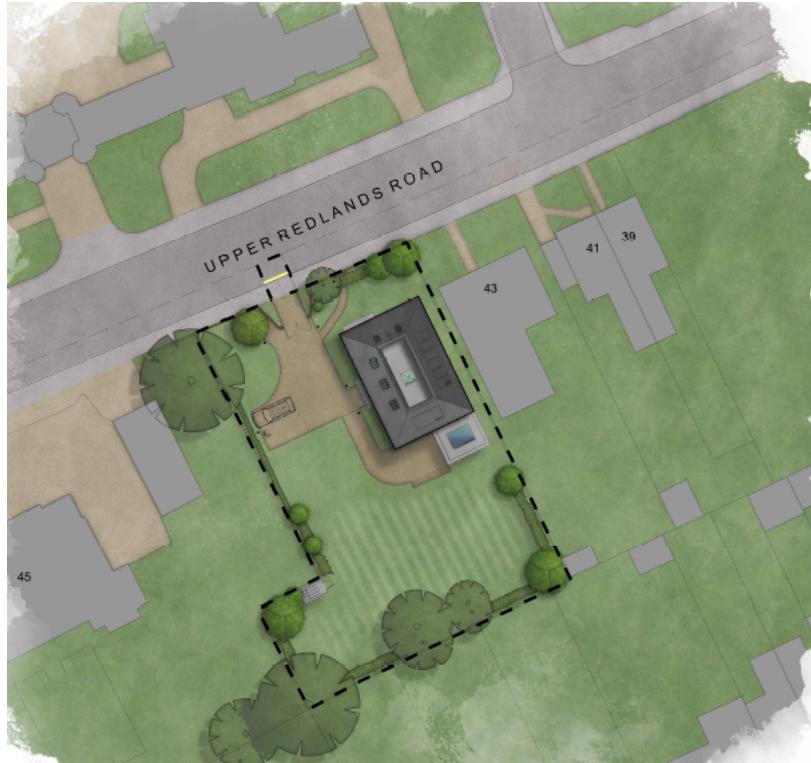
3. The proposal

- 3.1. The proposed development is for the erection of a single dwellinghouse with associated access, parking and landscaping.
- 3.2. The proposed materials include:
 - Grey brick finish
 - White painted render
- 3.3. 2 car parking spaces are proposed, as well as secure cycle parking area and bin storage and electric vehicle charging point.
- 3.4. Indicative soft landscaping and biodiversity enhancements are proposed which includes 30 new trees, along with sedum roof, wildflower area, bird and bat boxes and hedgehog gaps.

Plans considered:

Location Plan 24-J4673-01-001
Site Information Plan 24-J4673-01-002
Coloured Site Plan 24-J4673-01-003
Proposed Floor Plans 24-J4673-02-001
Proposed Site Sections and Street Scene 24-J4673-05-001
Proposed Gate 24-J4673-08-001
Proposed Cycle Shed 24-J4673-08-002

Tree Survey Plan PRI24678-01 Rev A
Tree Protection Plan PRI24678-03 Rev C
Eco Enhancement Plan PRI24678 Rev D
Landscape Proposals PRI24678-11 Rev G
Soft Landscape Specification Rev B



Proposed Site Plan

4. Planning history

- 4.1. PL/24/0279 – Erection of a single detached dwellinghouse with associated access, parking and landscaping. Refused 31/05/2024
- 4.2. PL/24/1296 - Application for Approval of Details Reserved by Conditions 10 (Tree Protection and Arboricultural Survey and Report), 11 (Hard and Soft Landscaping) and 13 (Design Stage SAP) of application 210308. Discharged 06/12/2023
- 4.3. PL/23/1288 - The proposal is to construct a two storey L shaped hipped roof dwelling adjacent to the eastern boundary in a similar location to the approved scheme under reference 210308. Refused 3/11/2023
- 4.4. PL/21/0308 - Erection of a single detached dwellinghouse with associated access, parking and landscaping. Permitted 10/12/2021
- 4.5. 18/2214 – Erection of 4 dwellinghouses and access with associated landscaping and parking. Refused and dismissed at appeal.

5. Consultations

- 5.1. Internal

RBC Ecologist

- 5.2. Concerns originally raised over incorrect metric submitted. No objection, subject to conditions relating to securing ecological enhancements and for off-site units to be secured. Discussed below.

RBC Natural Environment

5.3. Concerns originally raised over insufficient tree planting/soft landscaping and inaccurate AMS. No objection, subject to conditions. Discussed below.

RBC Conservation Officer

5.4. No objections subject to conditions. Discussed below.

RBC Transport

5.5. No objection subject to conditions. Discussed below.

Conservation Area Advisory Committee

5.6. Concerns relating to full heritage statement not being provided; justification for relocation of wall, objection to decorative brickwork copying Wantage Hall, lack of investigation into age of bunker, object to rooflights, chimney spoils the roofline.

Public

5.7. Site Notices were displayed at the site and the application advertised. No neighbour letters of representation received.

6. Legal context

6.1. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

6.2. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

6.3. 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.4. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.5. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

National

National planning policy framework (2024)

The following NPPF chapters are the most relevant (other apply to a lesser extent):

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National planning policy guidance (2014 onwards)

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC5: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
CC9: SECURING INFRASTRUCTURE
EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H3: AFFORDABLE HOUSING
H5: STANDARDS FOR NEW HOUSING
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Documents and other guidance

Affordable Housing SPD (2021)
Revised Parking Standards and Design SPD (2011)
Sustainable Design and Construction SPD (2019)
Reading Tree Strategy (2021)
Biodiversity Action Plan (2021)

Other relevant documentation / guidance / legislation

Redlands Conservation Appraisal (2008)
Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016)
Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
Principles of Conservation (Historic England, 2008)
Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)
National Design Guide: Planning practice for beautiful, enduring and successful places (2019)

Local Plan partial update

6.6 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.

6.7 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have

been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

7. Appraisal

7.1 Land Use Considerations

7.2 The NPPF states that LPAs should "*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*". The NPPF definition of 'previously developed land' excludes private residential gardens.

7.3 Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

7.4 Policy H11 (Development of Private Residential Gardens) requires that new residential development that involves land within the curtilage of private residential gardens will be acceptable where:

- 1) It makes a positive contribution to the character of the area;
- 2) The site is of an adequate size to accommodate the development;
- 3) The proposal has a suitable access;
- 4) The proposal would not lead to an unacceptable tandem development;
- 5) The design minimises the exposure of existing private boundaries to public areas;
- 6) It does not cause detrimental impact on residential amenities;
- 7) The emphasis is on the provision of family housing;
- 8) There is no adverse impact on biodiversity, and
- 9) The proposal does not prejudice the development of a wider area.

7.5 Therefore, while the proposed site is not 'previously developed land', the principle of redevelopment is considered acceptable providing the criteria outlined in Policies H11 and H2 (relating to general location, accessibility, density and housing mix matters) are met.

7.6 Policy H2 (Density and Mix) states that: "*The appropriate density of residential development will be informed by:*

- *the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;*
- *its current and future level of accessibility by walking, cycling and public transport;*
- *the need to achieve high quality design;*
- *the need to maximise the efficiency of land use; and*
- *the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers...*

Indicative densities for different types of area are set out in figure 4.5, but the criteria above may indicate that a different density is appropriate. ...Net densities of below 30 dwellings per hectare will not be acceptable."

Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms"

7.7 From a land use perspective, provision of housing would align with the broad objectives of Policy H1 (Provision of Housing) in assisting meeting annual housing needs. Indeed, a scheme for 1 dwelling was approved under application 210308 and as such a new dwelling is acceptable in principle. The density of development is also considered suitable, with the proposal making an efficient use of the space/land available. Furthermore, the proposal would provide family sized accommodation. Accordingly, the proposals are considered to respond well to Policies H1 and H2. This will be subject to the more detailed considerations of relevant Local Plan policies detailed below.

7.8 Design Considerations and Impact on Heritage Assets

7.9 Policies CC7 (Design and the Public Realm) and H11 (Development of Private and Residential Gardens) both seek to ensure that new development enhances and preserves the local character. Policy H10 (Private and Communal Outdoor Space) states that “the design of outdoor areas will respect the size and character of other similar spaces in the vicinity”.

7.10 The site lies within the Redlands Conservation Area and as such there is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regards to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Policy EN1 (Protection and Enhancement of the Historic Environment) which states that historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. Policy EN3 (Enhancement of Conservation Areas) requires that the special interest, character and architecture of Conservation Areas will be conserved and enhanced and that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Further to this, Policy EN6 (New Development in an Historic Context) states that in areas characterised by heritage assets, the historic environment will inform and shape new development. The Council will, therefore, have regard to both the quality of the townscape and the quality and interest of the area, rather than solely that of the individual building.

7.11 Paragraph 135 of the NPPF details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding built environment and landscape setting.

7.12 Paragraph 212 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.13 The site comprises undeveloped land between No's 43 and 45 Upper Redlands Road. The character of this part of Upper Redlands Road, and as noted in the Redlands Conservation Area Appraisal, is one of large two storey detached and semi-detached properties set within generous plots and well-treed grounds. This creates a relatively low density, open and spacious character and appearance within an arboreal setting.

7.14 There is a variety of design styles, featuring a variety of material from red brick to stucco to render. The Conservation Area Appraisal also notes that ‘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’.

7.15 Concern has been raised that the proposed dwelling would result in an unsympathetic pastiche which does not positively contribute to the conservation area and is of a larger scale and size than the previous permission. Concern has been raised that the proposal would result in an imposing front elevation.

7.16 The planning history of this site (and wider area) is important here. Application 18/2214, which was for 4 dwellings, was refused and dismissed at appeal. The concern was largely to do with the substantial loss of garden space to facilitate the four dwellings proposed. The Inspector for the appeal did not raise any specific design concerns with the proposed dwellings themselves. Further to the above, application 21/0308 was approved with a dwelling of a more contemporary design.

7.18 It is acknowledged that a more recent application 24/0279 was refused. However, this was due to a combination of excessive scale and layout and bulky form combined with lack of suitable landscaping/greenery measures and insufficient information in relation to trees and biodiversity.

7.19 The proposed dwelling would follow the established building line of this part of Upper Redlands Road which is appropriate. When viewed from Upper Redlands Road, the scale, proportions and roof form of the proposed dwelling – which would be of a similar eaves and overall height to No's 39 and 43 Upper Redlands Road – would be sympathetic to the character and appearance of neighbouring properties.

7.20 The orientation of the proposed dwelling means that the principal elevation with the main entrance would not be facing Upper Redlands Road but would be facing west into the site:

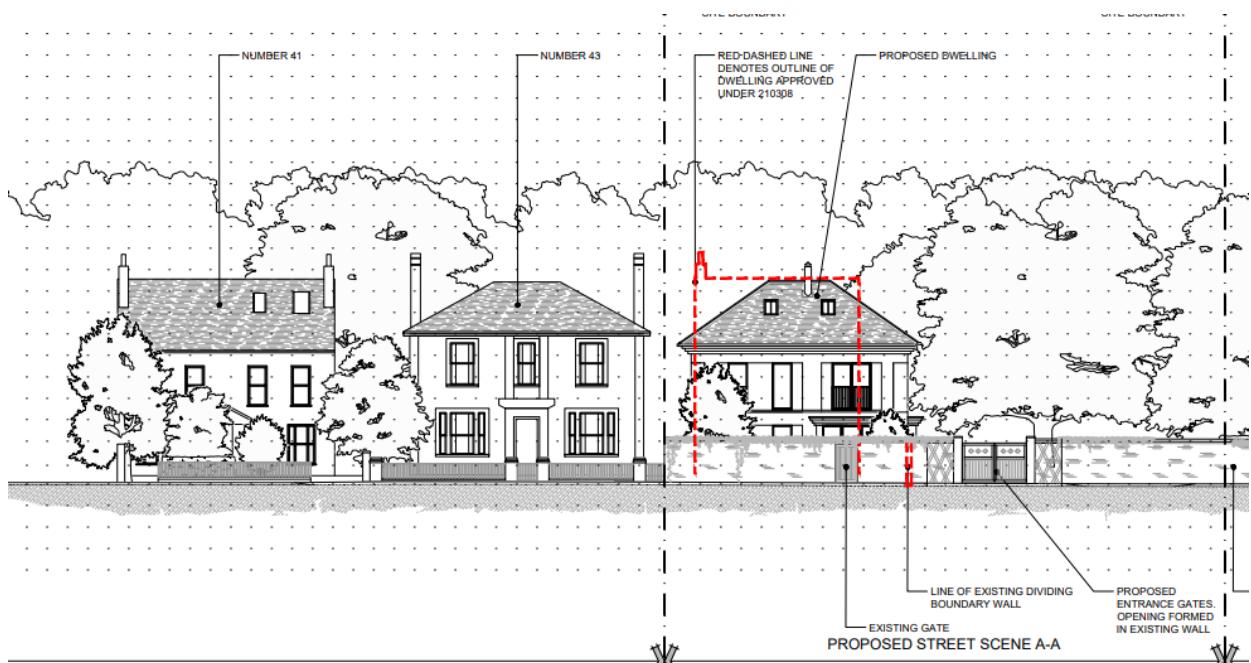
Elevation facing Upper Redlands Road



Principal Elevation



7.21 As can be seen from the proposed street scene drawing, the elevation facing Upper Redlands Road, although wider than that approved previously, would be no greater in width or height than the adjacent No.43 Upper Redlands Road:



7.22 It is considered that the orientation of the proposed dwelling, with its principal elevation facing the side garden, assists in reducing the dominance of the new building in the street scene. Along with appropriate landscaping this is considered appropriate and acceptable without resulting in significant harm to heritage assets.

7.23 Elements of the proposals would reflect neighbouring properties and materiality of the listed Wantage Hall (opposite). The inclusion of diamond brick motif (again to reflect the boundary wall of Wantage Hall) is considered to add further visual interest to the scheme and is welcomed - it is not considered to detract, from the Listed Wantage Hall. Modern interpretations of traditional design features are also considered acceptable. The grey brick and white render will ensure that the dwelling would not 'compete' with the red brick of the listed Wantage Hall opposite.

7.24 Concern has been raised about the relocation of a wall that runs north/south down the middle of the site. Whilst there is no requirement to consider its retention, it is recognised to be an original feature of the site. As such, it is proposed to relocate to form the western site boundary. It is noted that approval 21/0308 did not propose or require the retention of this wall and its proposed relocation is considered to be positive. The Council's Conservation Officer raised no concern in this respect.

7.25 It is considered that there would be sufficient space about the dwelling and distance to the boundaries to accommodate the proposed dwelling without resulting in overdevelopment of the site or appearing cramped. As discussed elsewhere, the proposals include appropriate provision of tree planting and soft landscaping which will assist in softening the impact of the dwelling and its assimilation into the landscaped grain of the surrounding environment.

7.26 When seen from all nearby vantage points, the proposed scale and design approach, although in contrast to nearby buildings – and in contrast to the design of the approved scheme – is not considered to be so overwhelming or out of keeping as to undermine or harm the character and appearance of the conservation area as a whole or the setting of nearby listed buildings.

7.27 Compared to refused application 24/0279, the proposed dwelling would appear more modest in views from Upper Redlands Road with appropriate landscaping and tree planting and biodiversity measures as discussed elsewhere in this report.

7.28 Concern has been raised regarding the removal of the bunker. The site is not listed, and bunkers are not protected structures. The applicant has advised its retention is a safety issue and there is no reason to doubt that. Whilst its removal might be seen as unfortunate, this element constitutes a very small part of the significance of the conservation area – indeed, based on the conservation area appraisal, it does not serve any particular importance. The Council's Conservation Officer has confirmed no objection to its removal.

7.29 There would be limited harm in the immediate vicinity of the site but only by reason of introducing built form into presently open land. The level of harm is considered to be 'less than substantial' and very much at the lower end of the 'less than substantial' range as noted in paragraph 215 of the NPPF. There is no objection to the proposals from the Council's Conservation Officer. However, the success of the scheme from a design perspective will to an extent be dependent on the quality and finish of the materials. As such, it is considered necessary to secure samples and manufacturing details of all facing materials by way of condition.

7.30 Natural Environment - Trees/Landscaping

7.31 Policy EN14 (Trees, Hedges and Woodland) seeks to extend the Borough's vegetation cover and requires that development should make provision for tree planting whilst Policy CC7 (Design and the Public Realm) requires proposals to include appropriate

landscaping. Given that the site is also located within a Conservation Area, tree retention and planting is a high priority and proposals should demonstrate an appropriate level of greening and/or net gain in the tree number.

- 7.32 Prior to the submission of this application, a Section 211 Notice (tree works notice) was submitted to the Council and approved for the removal of 26 trees in the rear garden. This removal has taken place.
- 7.33 The landscaping scheme originally proposed 10 new trees. This was not considered acceptable, given the 26 trees felled, as was not providing a net gain in tree numbers. Further to discussions during the consideration of the application, 30 trees are now proposed which results in a net gain. This is complemented by hedging around the majority of the perimeter alongside shrub planting. The Council's Natural Environment Officer has confirmed that the species and genus diversity mix is acceptable – including some larger canopy species which is appropriate. It should be noted that given the number of trees in a relatively small space, it is not expected that each will become 'specimen' trees achieving optimum size and shape. Set within the context of the trees removed and constraints of the site, the landscaping proposed is acceptable subject to condition to secure further detail.
- 7.34 A final Arboricultural Method Statement will also be secured by way of condition. Whilst it is sufficient to demonstrate that the proposals would be acceptable in relation to trees to be retained, further detail is required to include specification and construction method for the western boundary wall where it would be within root protection areas.

7.35 Ecology

- 7.36 Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. The site also forms part of a Green Link.
- 7.37 From 12 February 2024, biodiversity net gain (BNG) is mandatory for most development. This policy change has occurred since the decision on the previous planning application in 2021. However, this application is proposed to be a 'self-build' construction and is exempt from demonstrating a net gain of at least 10%. However, regardless of the exemption, Policy EN12 states that "*on all sites, development should not result in a net loss of biodiversity*".
- 7.38 Since the revised provision of 30 new trees, an updated biodiversity net gain small sites metric calculation and report has been submitted. This shows that technically the proposals would lead to a net loss 0.8542 units. Whilst biodiversity enhancements are proposed – and which are welcomed – the loss of units should be mitigated through purchase of units off-site. The units will cover the loss and will not need to demonstrate net gain as the proposals are exempt from mandatory BNG. This will be secured through the S106 legal agreement and the Council's Ecologist has confirmed the approach to be acceptable.
- 7.39 The provision of sedum roof, bird and bat boxes including sparrow terrace and swift box, bee bricks, hedgehog gaps and wildflower meadow is further welcomed. The proposals, as indicated on the drawing below, offer a more comprehensive scheme than the extant 21/0308 in this respect and could be a positive enhancement of the current unmanaged land:



Ecological Enhancement Plan

7.40 Given the combination of benefits to be secured on-site and off-site, it is considered that the proposals will provide habitat improvement.

7.41 **Impact on Neighbour Amenity**
Policy CC8 (Safeguarding Amenity) requires developments to not cause a detrimental impact on the living environment of existing properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.

7.42 The neighbouring properties potentially most affected by the proposals are No's 43 and 45 Upper Redlands Road located to the east and west of the site respectively.

7.43 In relation to No.45, given the distance from the proposed dwelling to this property (over 20m from the main dwelling itself) it is not considered to result in any overbearing effects. Whilst upper floor windows are proposed on the elevation facing across to No,45, given the distance, no significant material loss of privacy is considered to arise.

7.44 In relation to No.43, this property has the benefit of a deep two storey rear addition close to the western boundary. The proposed dwelling would not project past this at two storey level. Whilst the roof would be slightly higher, it would be hipped away and no significant material overbearing effects are considered to arise. The upper floor window facing towards No.43 would serve an en-suite bathroom and will be conditioned to be obscurely glazed.

7.45 Owing to the element of flat roof proposed, however, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This

is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

7.46 In general terms it is noted that the proposed dwelling could be subject to significant further extensions and alterations under subsequent permitted development rights, which could negatively impact on the amenity of nearby occupiers. In order to manage this, it is considered necessary and reasonable to have a condition to remove permitted development rights under Classes A (alterations, B (roof additions) and E (outbuildings).

7.47 Amenity of Future Occupiers

7.48 Policy H5 (Standards for New Housing) seeks that all new housing is built to high standards. Policy EN16 (Pollution and Water Resources) seeks to protect future occupiers from the impacts of pollution and Policy H10 (Private and Communal Outdoor Space) seeks that residential developments are provided with adequate private or communal outdoor amenity space.

7.49 It is considered that the proposals would provide an overall good standard of accommodation throughout with regular shaped rooms providing suitable outlook, natural lighting and ventilation. Internally, the floor spaces would comply with the space standards as set out in Policy H5. Whilst the outlook to bedroom 4 would be limited, given this would be a fourth bedroom, this is not considered unacceptable. The proposed garden area would be commensurate to the size of the dwelling – albeit irregular in shape - and not out of keeping with the wider area which features gardens of similar size. The plans also include conveniently located cycle and waste storage facilities.

7.50 In order to help ensure future residents maintain sufficient amenity space (and to protect neighbouring amenity as above) it is proposed to remove PD rights in relation to Class A (enlargement improvement or alteration), B (roof additions) and Class E (outbuildings).

7.51 Transport Issues

7.52 Policies TR1 (Achieving the Transport Strategy), TR3 (Access, Traffic and Highway-Related Matters) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

7.53 The site is located within Zone 2 the proposed dwelling would require 2 off road car parking spaces. The plans illustrate acceptable provision.

7.54 The proposals also include an electric vehicle charging point which is appropriate, and further details will be secured by way of condition. The plans illustrate that gates would be set back a minimum of 5m into the site to avoid vehicles waiting in the carriageway to enter the site which is appropriate.

7.55 An opening in the boundary wall is proposed to provide a new access. The principle of creating such an opening was accepted under application 21/0308. Whilst visibility splays should be illustrated, this can be dealt with by way of condition.

7.56 The development site is located in an area where the Council's Residents Parking Permit Scheme operates. Whilst the proposals include sufficient on-site parking, any off-site parking could generate additional pressure for parking in the area. Therefore, there should be an assumption that any future occupants of the houses would not be issued with resident or visitor parking permits and the appropriate condition and informative will be attached in this respect.

7.57 Plans illustrate cycle storage for 2 cycles within the garden, which is acceptable and complies with the Parking SPD.

7.58 Bin storage has been illustrated located to the front of the site allowing for kerb side collection, this is considered acceptable.

7.59 A construction method statement has been submitted which the Council's Transport Officer has confirmed is acceptable in respect of the construction phase of the development and the impact on surrounding highway network given the prominent location.

7.60 Affordable Housing

7.61 Policy H3 (Affordable Housing) requires that for development proposals of 1-4 dwellings, the application should make a financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere within the Borough.

7.62 The applicant has agreed to provide a policy compliant contribution towards affordable housing of £61,250.00 which has been agreed as representing 10% of the GDV of the site (based on valuations submitted). The contribution would be secured by a legal agreement should approval be forthcoming. As such, the proposal would make an appropriate contribution to meeting the identified housing needs of the Borough and achieving sustainable mixed and balanced communities.

7.63 Sustainability

7.64 Various sustainability measures are proposed as noted in the Sustainability and Energy Statement. Measures include solar panels, air source heat pump and sedum roof. These elements represent positive sustainability benefits of the scheme and are welcomed.

7.65 Notwithstanding the above, Policy H5 (Standards for New Housing) requires that all new build housing integrate additional measures for sustainability. In light of this, conditions are recommended to ensure the development meets the following requirements:

- Higher water efficiency standards of 110 litres per person per day; and
- A 19% improvement over building regulations energy requirements

Although secured by planning condition, these new requirements will be administered through the Building Regulations. Confirmation of compliance will need to be submitted to the LPA to discharge the condition.

7.66 CIL

7.67 The proposal would be a Community Infrastructure Levy (CIL) liable development. It is proposed to be a self-build development. An informative will be attached to the decision notice to advise the applicant of their responsibilities in this respect.

8. Equality implications

8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

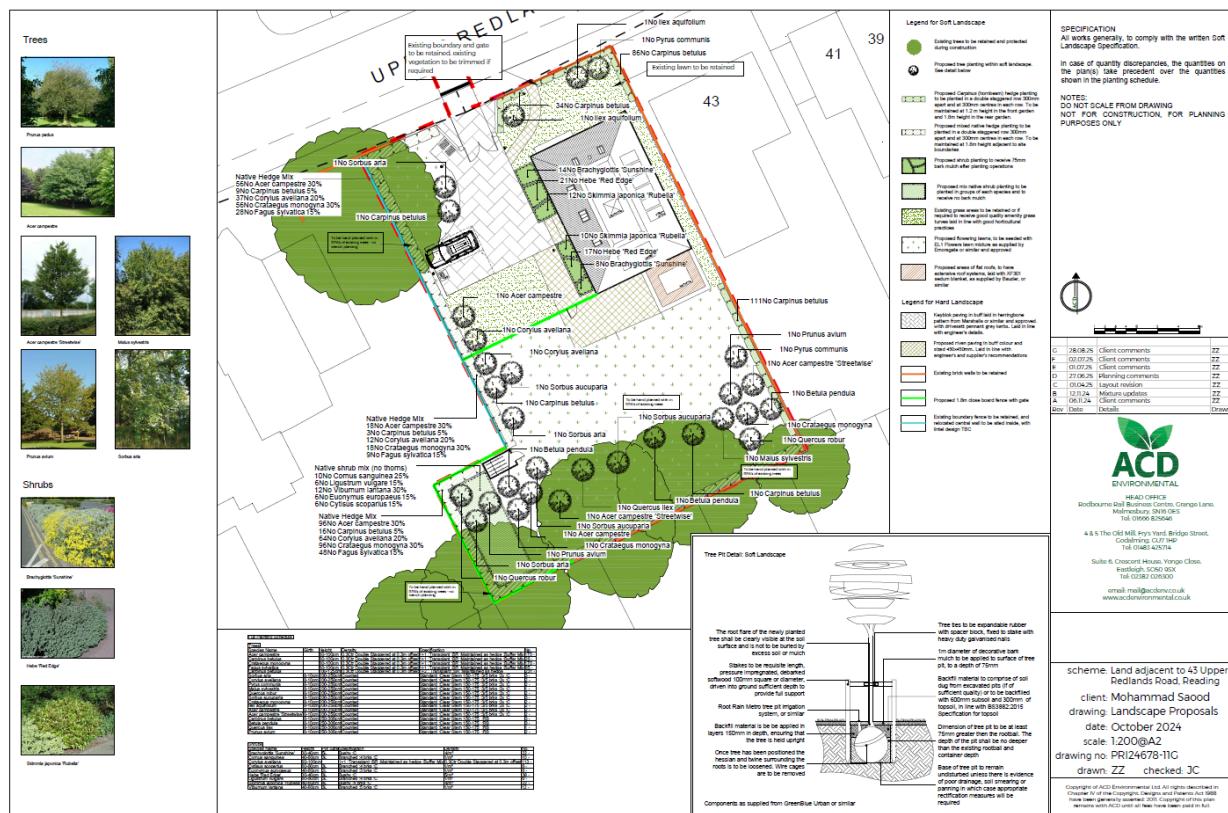
9. Conclusion

9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 9.2 The proposed dwelling would assist, albeit to a limited extent, with the delivery of housing within the Borough. The dwelling is considered acceptable in design terms and not considered to result in any adverse effect on the character or appearance of the street scene, wider Conservation Area or nearby listed Wantage Hall.
- 9.3 The quality of accommodation is suitable for future occupiers and there would be no harm to neighbouring amenity. The proposed tree planting/soft landscaping is considered appropriate given the constraints of the site. The biodiversity measures are welcomed, and any shortfall will be secured through off-site units.
- 9.4 In overall terms the planning merits of the proposals (including the provision of affordable housing financial contribution) are considered to be acceptable within the context of national and local planning policies as detailed in the appraisal above. Ultimately, when applying an overall critical planning balance of all material considerations, the benefits are considered to outweigh the conflicts.
- 9.5 This application is recommended for approval subject to completion of S106 Legal Agreement and use of conditions.

Case Officer: Ethne Humphreys

Plans considered:



Landscape Proposals



Ecological Enhancements



Proposed Elevations



Proposed Floor Plans



Proposed Site Plan