

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: 221038/FUL

Address: 37 Hilcot Road, Reading, RG30 2SX

Proposals: Demolition of existing building and erection of three new residential dwellings (C3 Use Class).

Case Officer: Mr David Brett

Applicant: Westmore Enterprises Ltd

Date received: 14/07/2022

Valid from: 01/12/2022

Target Decision date: 23/02/2023, extension of time agreed on decision from 26/01/2023

1. INTRODUCTION

The proposal site consists of a one storey red brick workshop building at the end of Hilcot Road. The main building backs on to a two-storey terraced row along Oxford Road. Hilcot Road is predominantly residential and characterised by two storey terraced rows. The existing building at the proposal site is considered an oddity of the street scene. The use of the building is as a workshop

The proposal site is not located within a Conservation Area, Listed or within the setting of a heritage asset. The proposal site is located within an Air Quality Management Area.



Fig 1. 37 Hilcot Road. Photo taken by Case Officer on 04/01/2023

A site visit was undertaken by the case officer on 04/01/2023.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of existing building and erection of three new residential dwellings (C3 Use Class).

The development is a car free development, with no on-site vehicle parking provided. The application is the resubmission of a similar scheme that was refused in 2021 (see section 3 of

this report) and has been altered in an attempt to address the reasons for refusal for that application.

Plans considered:

- Design & Access Statement
- Contaminated Land Report prepared by Groundsure - GS-7659445
- Planning Statement prepared by Bell Cornwell - 10476
- ~~- Site Plan and Existing Front Elevation - AR-P01~~
- ~~- Existing Ground Floor Plan - AR-P02~~
- ~~- Proposed Ground Floor - AR-P03~~
- ~~- Proposed First Floor and Roof Plan - AR-P04~~
- ~~- Proposed Elevations - AR-P05~~
- ~~- Proposed Block Plan - AR-P06~~

Received on 14/07/2022

- Affordable Housing Statement

Received on 01/12/2022

- Site Plan and Existing Front Elevation - AR-P01
- Existing Ground Floor Plan - AR-P02
- Proposed Ground Floor - AR-P03
- Proposed First Floor and Roof Plan - AR-P04
- Proposed Elevations - AR-P05
- Proposed Block Plan - AR-P06
- Proposed Cycle Store Details - AR-P07A

Received on 07/02/2023

3. RELEVANT PLANNING HISTORY

910304/CLP - Use for storage. SECTION 64 DETERMINATION. - Application Permitted on 31/07/1991

940126/CLE - Use as a workshop with ancillary store Certificate of Lawfulness for an existing use - Application Permitted on 05/09/1994

071542/FUL - Redevelopment of workshop site to build three 1-bedroom dwellings - Application Refused on 18/02/2008. Appeal Allowed on 21/01/2009

111498/EXT - Application for an extension of the time limit for implementation of permission 07/01526/FUL for the redevelopment of workshop site to build 3 x 1-bedroom dwellings (allowed at appeal) - Application Permitted on 14/03/2012

150238/FUL - Demolition of workshop and redevelopment for three one bedroom dwellings. - Application Refused on 14/09/2016. Appeal Dismissed on 12/07/2017

210545/FUL - Demolition of existing building for development of a proposed new build to accommodate 4 residential units - Application Refused on 28/07/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

1 Hilcot Road, Reading, RG30 2SX - No response received.

4 Hilcot Road, Reading, RG30 2SX - No response received.
11 Hilcot Road, Reading, RG30 2SX - Response received on 15/12/2022
18 Hilcot Road, Reading, RG30 2SX - No response received.
20 Hilcot Road, Reading, RG30 2SX - Response received on 03/01/2023 and 04/01/2023
22 Hilcot Road, Reading, RG30 2SX - No response received.
24 Hilcot Road, Reading, RG30 2SX - No response received.
33 Hilcot Road, Reading, RG30 2SX - No response received.
35 Hilcot Road, Reading, RG30 2SX - No response received.
179 Oxford Road, Reading, RG1 7UZ - No response received.
479 Oxford Road, Reading, RG30 1HF - No response received.
481-483 Oxford Road, Reading, RG30 1HF - No response received.
483 Oxford Road, Reading, RG30 1HF - No response received.
485 Oxford Road, Reading, RG30 1HF - No response received.
Flat 1, 485 Oxford Road, Reading, RG30 1HF - No response received.

The following also provided responses to the public consultation.

31 Hilcot Road, Reading, RG30 2SX - Response received on 03/01/2023
4 Kensington Road, Reading, RG30 2SY - Response received on 03/01/2023

A petition was also received in objection to the application with 10 signatures from the following addressees:

6 Hilcot Road, Reading, RG30 2SX
17 Hilcot Road, Reading, RG30 2SX
18 Hilcot Road, Reading, RG30 2SX
22 Hilcot Road, Reading, RG30 2SX
23 Hilcot Road, Reading, RG30 2SX
24 Hilcot Road, Reading, RG30 2SX
25 Hilcot Road, Reading, RG30 2SX
27 Hilcot Road, Reading, RG30 2SX
35 Hilcot Road, Reading, RG30 2SX
4 Kensington Road, Reading, RG30 2SY

All of the responses received for this application were in the form of objections to the development. The comments received are summarised as follows:

- Concerns of increased parking pressures on Hilcot Road.
- Concerns of highway safety during construction.
- Concerns that the proposal is an overdevelopment of the site in terms of scale, bulk and massing.
- The appearance of the rear of the proposed development is considered brutal due to the lack of windows.
- Concerns of loss of natural light and sunlight to neighbouring properties.
- Concern for the lack of on-site vehicle parking for the development. Increasing pressure for on street parking on Hilcot Road.
- Concerns as to the loss of the existing workshop. The workshop is considered by objectors to the development to be important to the character and appearance of the street.
- Concerns as to the pressure that the development would bring to local amenities.
- Concerns of accessibility to the development.
- Concerns relating to contaminated land within the site.
- Concerns that the modern appearance of the building could ruin the character of the road.

4.2 Internal consultees

The following is a summary of response received from internal consultees.

Reading Borough Council, Environmental Protection - Response received on 12/12/2022.

- The development lies on the site of a former workshop which has the potential to have caused contaminated land. The proposal may introduce new pollutant linkages between contaminated land and sensitive receptors at the site.
- The developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action.
- A contaminated land assessment should be submitted to give an indication as to the likely risks and to determine whether the site is suitable for the proposed use or can be made so by remedial action.
- Conditions would be required to any approval decision to ensure that future occupants are not put at undue risk from contamination.
- I note that a Groundsure report has been submitted with the application but as these are theoretical assessments and do not specifically risk assess based on the former use and the construction of the specific development proposed, these conditions are still required, and a phase I desk study as a minimum.

Reading Borough Council, Transport - Response received on 08/12/2022

- In accordance with the adopted Parking Standards and Design SPD, each would require 1 car parking space; Each parking space should be a minimum of 2.4m x 4.8m. The planning statement states that no on site parking is to be provided. The development is located in an area designated as a Residents Parking Permit Area; Zone 07R, as unauthorized parking can be managed and controlled via the operation and administration of the scheme a car free development can be considered.
- The proposal should illustrate that a footpath is provided into the site from the existing foot path on Hilcot Rd and that there is some form of boundary treatment to stop indiscriminate parking along the fronts of the units on the open areas as identified on the block plan. Details will need to be provided and illustrated on plans.
- Dropped crossings will need to be reinstated and realigned with the footway; a license will be required from the Highways Department to undertake all works on the public highway. Google images identify a telegraph pole located on the boundary of the property; this will also need to be illustrated on plans.
- Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area, therefore, there should be an assumption that any future occupants of the proposed flats will not be issued with resident parking or visitor permits which would be covered by condition and an informative applied, this will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.
- In accordance with the Councils current standards each 1 bedroom unit will require 1 cycle parking space. Storage units would need to be secure and covered with Sheffield type stands. Submitted plan, illustrates 4 individual lockers, located adjacent to the bin stores, provision exceeds the current standards, however full details as to the type of store proposed is required. Access to the store must be considered to ensure full accessibility, it should also be noted that vertical lockers would not be deemed acceptable as they are not deemed appropriate for long term use.
- Bin storage has been illustrated on plans adjacent to the cycle storage in a gated covered storage area, however the size of the storage unit is insufficient to store the different types of bins each unit would require. The area should be fully accessible without obstruction. It is recommended that the Councils Waste and Recycling team are contacted to ensure the correct capacity and type of bins are provided. Clarification and revised plans required.

- A construction management statement will be required for this development.
- Please ask the applicant to address the above comments so that the application can be fully determined.

Reading Borough Council, Transport - Further response received on 08/02/2023 upon review of revised plans received on 07/02/2023.

- A 2.4m wide Pedestrian gate has been provided but does not link to the existing footpath. Revised plans are required that provides a pedestrian access that adjoins the footway and would not facilitate the movement of a motor vehicle.
- A low brick wall has been illustrated on plans, this is acceptable in principle subject to the access point as per the comments above.
- This pedestrian access should be reduced in width to ensure that it cannot be used for vehicles.
- Location of telegraph pole located on the boundary of the property is now illustrated.
- Individual cycle storage units are proposed located at the front of the site. Details of the storage units have been provided and are deemed acceptable.

Reading Borough Council, Ecology - Response received on 03/01/2023

- Considering the low suitability of the surrounding habitat for use by commuting and foraging bats it is unlikely that bats or other protected species will be impacted upon by the proposals.
- However, in accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development.

Reading Borough Council, Natural Environment - Response received on 23/02/2023

- The proposal addresses the concerns raised for application 210545 as the frontage no longer has car parking provision but instead provides amenity space/ soft landscape areas. As such, RfR6 of 210545 no longer applies and if approved a condition would be appropriate to secure landscaping.

5. EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC5 Waste Minimisation and Storage

CC6 Accessibility and the Intensity of Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H1 Provision of Housing

H3 Affordable Housing

H5 Standards for New Housing

H10 Private and Communal Outdoor Space

EN14 Trees, Hedges and Woodland

EN15 Air Quality

EN16 Pollution and Water Resources

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Affordable Housing SPD (March 2021)

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (October 2011)

Planning Obligations under Section 106 SPD (April 2015)

Sustainable Design and Construction SPD (December 2019)

7. APPRAISAL

7.1 Land Use Principles

This was also discussed in the consideration of application 210545, which was refused in 2021. There have been no significant changes in local planning policy that would result in a differing conclusion to that drawn for application 210545 in terms of the discussion regarding land use principles for the proposal site.

The principle of the development has already been considered acceptable under application, 07/01526/FUL allowed on appeal and its renewal under application 11/01282/EXT. Whilst application 150238 was refused and dismissed at appeal, this was solely due to the lack of s106 legal agreement to secure a financial contribution to affordable housing - the principle of development remained acceptable. The approved schemes have not been implemented and the permissions have since lapsed.

Notwithstanding, this current proposal must be considered against current guidance and policies. Critical is whether there has been any change in policy or circumstances that might lead the Council to reaching a different decision to that previously issued by the Inspector under application 07/01526/FUL and endorsed by the Local Planning Authority under application 150238.

In this respect, the Reading Borough Local Plan 2019 was adopted December 2019. However, in terms of the appropriateness of whether the site is suitable for residential use, the crux of the policies remains the same. In this respect, the proposals include the demolition of existing workshop building. The site is not located within a designated core employment area and therefore there is no objection in principle to the loss of this building.

Furthermore, the site is predominantly surrounded by residential dwellings (to the south, east and west) and the loss of this warehouse use is likely to be beneficial to the amenity of existing nearby occupiers in terms of removal of a source of potential noise and disturbance.

With regard to the principle of the proposed use, from purely a land use perspective, a proposal to introduce three residential units in this sustainable location would comply with the objectives of Policy H1 by contributing towards meeting the housing needs within the borough.

7.2 Design and the Public Realm

In accordance with Reading Borough Local Plan policy CC7: Design and the Public Realm, development will be assessed to ensure that it (amongst other matters):

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping*

The development has been considered against the previous applications at the site. The development submitted under applications 071542/FUL, 111498/EXT and 150238/FUL are identical, with 150238/FUL being a resubmission of expired planning permissions. As per section 3 of this report, application 150238/FUL was refused and dismissed at appeal with the sole reason for refusal being that a financial contribution for affordable housing was not secured as part of that application. Application 15023/FUL was not refused on design grounds, as application 071542/FUL was allowed at appeal with reasons for refusal concerning the design of the development.

The most recent previous application at the site, application 210545/FUL, featured as design for the development that was a departure from the previous schemes at the site in terms of scale, bulk and massing. The design reason for refusal for application 210545/FUL being:

- *“The proposed development, due to its excessive scale, bulk and massing within the tight constraints of the site, together with its inappropriate detailing, would appear as a cramped, overdeveloped, and unsympathetic development that would not satisfactorily integrate with the character of the wider street scene. This would be contrary to Policy CC7 of the Reading Borough Local Plan 2019 and the NPPF 2021.”*

This application has sought to address this reason for refusal, amongst other reasons for refusal, by reducing the scale of the development. The number of units has been reduced from 4 to 3, the maximum height of the development has been reduced by 0.4m, whilst the eaves height remains the same at 5.2m. The dormers to the rear of the development have also been removed. Whilst the maximum height of the development has been reduced, along with the bulk at second floor level by removing the dormers from the proposal, the footprint of the development has increased by adding a single floor element to the rear of the proposed building.

The removal of the dormers to the rear of the building is acknowledged, however, this is considered to make a limited difference to the scale, bulk and massing of the development and the character of the wider street scene as these elements would not have been prominent when viewed from the highway. The reduction in height of the scheme is considered minimal, with the eaves height of the development retained from that of application 210545.

The front elevation of the development to the south west corner of the site is not set back, as per the scheme refused under application 150238. Whilst the design of both buildings under

221038 and 150238 are asymmetrical, the impact of the asymmetrical appearance and bulk of 150238 is lessened due to the set back of the development to the south west corner.

The reduction in height and removal of vehicle parking spaces to the front of the development from the scheme refused under application 210545 is not considered to go far enough in overcoming the first reason for refusal for application 210545. The increase in gross internal area to the flats achieved by extending towards the back of the site is acknowledged, however, there are concerns about the living conditions of these spaces. The increase in footprint from both the previous applications is considered add to the overdeveloped and cramped nature of the proposal, with no relief to the rear boundary.

Overall, it is considered that the development has not gone far enough in addressing the first reason for refusal for application 210545. The development is still considered excessive in scale, bulk and massing. The development is not considered to respond positively within the context of the Victorian character of Hilcot Road. The Inspector for the appeal that was allowed for application 071542/FUL noted that the development submitted for that application incorporated architectural features that responded positively to the neighbouring context. The development allowed at appeal under application 071542/FUL is considered at the limits of what the site is capable of in terms of size, scale and bulk. The proposed development is considered to go beyond what was previously allowed due to the lack of setback to the southwest corner, the increase in footprint and the increase in apparent bulk as the design has changed from a catslide roof with two large gables, to a more prominent two storey asymmetrical front elevation.

The development is therefore considered contrary to Policy CC7 of the Reading Borough Local Plan.

7.3 Standards for New Housing

As this application is seeking the erection of a new dwelling, policy H5 of the Reading Borough Local Plan is applicable.

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards and details of this in the form of design and construction stage SAP reviews can be secured by way of conditions.

The proposed dwellings exceed the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan. The gross internal floor area of the new units are as follows (as measured from the proposed floor plans):

- Flat 1 (Single storey, 1 bed) - 61m²
- Flat 2 (Single storey, 1 bed) - 48m²
- Flat 3 (Two storey, 1 bed) - 74m²

All of the units exceed the minimum gross internal floor areas, as detailed in Figure 4.7 of the Reading Borough Local Plan.

In accordance with Policy H5; "All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3)". The Design and Access Statement and Supplementary Statements for this application states that the proposed dwelling would be in general compliance with Part M of the Building Regulations. Having reviewed the plans it is considered that the internal layout is adaptable in line with M4(2) of the

Building Regulations. Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan.

7.4 Safeguarding Amenity

Future Occupants

As discussed in the Design and Public Realm section of this report, the development extends through to the very rear of the site. Application 210545 previously provided private amenity space to the rear of the development, however, this area has now been lost under the proposed development and consists of a single storey rear element to serve kitchen/diving/living (KDL) areas to Units 1 and 3.

The ground floor rear elements extends right to the rear boundary of the site, which consists of the rear walls to the properties fronting Oxford Road. Windows are proposed to the ground floor rear elevation of the KDL areas to Units 1 and 3, however, these windows would look directly on to the rear boundary - a blank facade, with no outlook and allow for minimal levels of daylight and sunlight. As these windows are north facing, opportunities for sunlight are extremely limited. This puts a heavy reliance on the window to the front elevation to provide appropriate levels of natural light and sunlight to the KDL for units 1 and 3. Unit 3 is likely to benefit the most in terms of natural light and sunlight due to the size and angle of the bay window when compared to the window to the front elevation of Flat 1 serving the KDL. Small rooflights are also proposed to the single store rear element of the proposal, serving the kitchen areas to units 1 and 3, however, the opportunities for sunlight to appear through these openings is considered limited by the first floor rear elevation of the proposal.

The gross internal area to the KDLs for both Units 1 and 3 is considered to be appropriate, however, it is unknown as to whether these areas would receive adequate levels of daylight and sunlight. The windows to the ground floor rear elevation are considered to be ill conceived and would not serve to create an appropriate outlook. As outlook is provided to the KDL via the windows to the front elevation, it is considered that a lack of outlook would form a reason for refusal on this basis. It is considered, however, that it has not been demonstrated that there would be sufficient levels of sunlight and daylight to the entirety of the KDL areas to Units 1 and 3, therefore, the development is not considered in accordance with Policy CC8 of the Reading Borough Local Plan.

Neighbouring Residents

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to including factors (amongst others):

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*
- *Noise and disturbance*

In seeking to address reason for refusal 4 of decision 201545/FUL, first floor windows have been removed from the rear of the proposal, along with the rear dormers, which previously looked directly out to the rear of the properties along Oxford Road. Therefore, the development would not result in harmful overlooking or the perception of overlooking to residents along Oxford Road. Small rooflights are proposed to the rear roof slope, however, due to the height at which these rooflights are located, there would not be opportunities for overlooking from these openings to the rear of properties along Oxford Road.

The amenity of neighbouring occupiers would not be harmed by the proposed development in relation. Concerns have been raised within the public consultation for this application that the development would result in a harmful loss of light to neighbouring properties. The development is at a slightly smaller scale than that of the previous application (210545). As loss of light to neighbouring residents was not raised as a reason for refusal for the previously refused development, it is not considered appropriate to formulate a reason for refusal on this basis.

Concerns have also been raised that the development would put pressure on local amenities and services. It is considered by officers that the addition of three 1 bed flats to the area would not bring a harmful level of strain to local amenities and services. This is due to the scale of the development in relation to the existing provision of nearby amenities and services, particularly along Oxford Road, and Kensington Park to the south of the proposal site.

Overall, the proposed development is not considered harmful to the living conditions of neighbouring properties or residents. The development as discussed is, however, considered to result in unacceptable living conditions to future occupants. Therefore the development is not considered in accordance with Policy CC8 of the Reading Borough Local Plan.

7.5 Transport

The development has been revised during the course of the application to address concerns from Transport Development Control. The proposal has been accepted as a car free development. The revised plans show that the pedestrian access would be provided to the site through a central entrance onto the highway, rather than linking up with the existing pedestrian pathways to either side of Hilcot Road. This is reminiscent of the existing pedestrian access to the existing building, which is central.

Revised plans have been requested to pedestrian access that adjoins the footways. It has also been noted by Transport Development Control that the proposed access may facilitate the movement of a motor vehicle given the width of the proposed access at 2.4m. Concerns have been raised as to whether the bin storage within the site is suitable for the number of bins required. As details of bin storage can be secured via condition, it is not considered appropriate to attach a reason for refusal based on the.

Whilst this information is still outstanding at the time of issuing a decision for this application, it is not considered appropriate to formulate a reason for a refusal to the application regarding these items as they could have been secured via condition to any approval of the application.

7.6 Trees and Ecology

As per the response from the Council's Natural Environment Team; the development addresses reason for refusal 6 of application 210545 by rearranging the front of the property by removing the vehicle parking spaces and adding soft landscaping. Landscaping principles have therefore been demonstrated. Any approval of this application would have included conditions to secure details of landscaping and tree planting. Therefore, there are no Natural Environment objections to this application and the development is therefore considered in accordance with Policy EN14 of the Reading Borough Local Plan subject to condition.

As per the response from the Council's Ecology Consultant, there are no objections to the proposal on Ecology grounds. Conditions have been suggested securing the details of hard and soft landscaping along with the provision of biodiversity enhancements such as swift bricks. Therefore, there are no Ecology objections to this application and the development is therefore considered in accordance with Policy EN12 of the Reading Borough Local Plan subject to condition.

7.7 Air Quality and Contaminated Land

As per the response to the application from the Council's Environmental Protection Team, it has been highlighted that the proposal lies on the site of a former workshop which has the potential to cause contaminated land. Conditions have been recommended to any approval of the application for a Contaminated Land Assessment, and Remediation Scheme. Such conditions would have been included to any approval of the application, therefore, there is not considered a reason to refuse the application on this basis.

The proposal site is located within the Air Quality Management Area. As demonstrated in the policy, this proposal does not meet the requirements for an Air Quality Assessment (AQA) and is considered not enough of a detrimental impact air quality to warrant such an assessment due to the size and scale of the proposal.

7.8 Affordable Housing

In accordance with Policy H3 of the Reading Borough Local Plan; *"Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading:*

- (...) on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough."*

The applicant has confirmed that they agree to enter into a section 106 legal agreement to secure a policy compliant affordable housing contribution however given planning permission is to be refused for other reasons a section 106 has not been drafted and therefore this would amount to an additional reason for refusal of the planning application.

7.9 CIL

The proposal includes the addition of more than 100sqm of new residential floor space and so would be CIL liable.

	Unit 1 (m ²)	Unit 2 (m ²)	Unit 3 (m ²)
Proposed dwelling			
Ground Floor	61m ²	-	45m ²
First Floor	-	48m ²	29m ²
Total	61m²	48m²	74m²

Accordingly, on the basis of the 183m² proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £28,591.92.

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

8. CONCLUSION

As discussed within the appraisal, the proposed development is not considered to go far enough in addressing the first reason for refusal for application 210545. The proposal is considered an overdevelopment of the site and goes beyond the scheme that was allowed at appeal under application 071542/FUL, the design of said scheme is considered to be at the limits of what is acceptable at the site. The development scale, bulk and massing of the development within this constrained site is considered to have a detrimental impact on the street scene and is therefore not in accordance with Policy CC7 of the Reading Borough Local Plan

The development is not considered in accordance with Policy CC8 of the Reading Borough Local Plan as it has not been demonstrated that appropriate levels of daylight would be afforded to

Units 1 and 3. The windows serving the kitchens to Units 1 and 3 are considered to provide poor quality outlook and limited daylight and sunlight.

Officers did advise the agent of these shortcomings and this conclusion. The agent was provided with an opportunity to withdraw the application prior to a decision being made, but this was not forthcoming (also acknowledging the right to appeal). Hence the above conclusion reached on the application, on the basis of the information submitted and consideration of all material matters.

Permission refused due to the following reasons:

1. The proposed development, due to its excessive scale, bulk and massing within the tight constraints of the site, together with its inappropriate detailing, would appear as a cramped, overdeveloped, and unsympathetic development that would not satisfactorily integrate with the character of the wider street scene. This would be contrary to Policy CC7 of the Reading Borough Local Plan 2019 and the NPPF 2021.
2. The proposed development by virtue of the layout and openings to the living, kitchen and dining rooms to Units 1 and 3 will result in the occupiers of these flats having a poor quality of outlook and daylighting creating a poor standard of residential amenity to them. The proposed development is contrary to Policy CC8 of the Reading Borough Local Plan 2019.
3. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to Policy H3 of the Reading Borough Local Plan (2019) and the Council's adopted Affordable Housing Supplementary Planning Document 2021.

9. RECOMMENDATION

REFUSE

10. INFORMATIVES

Standard Informatives

IF0: Positive and Proactive Working - refusal

The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the agreed extended timescale and therefore the decision to refuse planning permission has been taken. The agent was given an opportunity to withdraw the application in advance of the refusal being issued but this was not acted upon.

C00: Plans Considered

The refusal relates only to the following plans and information as received by the local planning authority:

- Design & Access Statement
- Contaminated Land Report prepared by Groundsure - GS-7659445
- Planning Statement prepared by Bell Cornwell - 10476
- Site Plan and Existing Front Elevation - AR-P01
- Existing Ground Floor Plan - AR-P02
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