

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 230154/HOU

Address: 78 Hemdean Road, Reading, RG4 7ST

Proposals: Creation of driveway including a dropped kerb, an electric vehicle charging point, a 1m high fence on the southern boundary, a bin store and associated landscaping

Case Officer: Gary Miles

Applicant: S Cojocaru

Date received (valid from): 9 February 2023 **Target Decision date:** 19 April 2023

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwellinghouse located on a residential street in Caversham. The property has a front garden laid to lawn and paving which abuts a classified road with a public footpath, the property and the public footpath is segregated with a waist high brick wall. The property currently has no off-street parking. The area is characterised by a mixture of semi-detached, detached and terraced residential properties. The property is not a listed building, nor does it fall within a conservation area.

Site visit date: 3rd March 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Creation of driveway including a dropped kerb, an electric vehicle charging point, a 1m high fence on the southern boundary, a bin store and associated landscaping.

Plans considered

Drawing no: 78HemdeanRoad_SiteLocationPlan V4 - dated 23/11/2022

Drawing no: 78HemdeanRoad_ExistingBlockPlan V4 - dated 23/11/2022

Drawing no: 78HemdeanRoad-Elevations V4 - dated 23/11/2022

Drawing no: 78HemdeanRoad_VisibilitySplayBlockPlan V4 - dated 23/11/2022

Drawing no: 78HemdeanRoad_ProposedBlockPlan V4 - dated 23/11/2022

Received by the Local Planning Authority on 9th February 2023

Drawing no: 78HemdeanRoad_RoofPlans V5 - dated 23/11/2023

Received by the Local Planning Authority on 28th March 2023

Drawing no: 78HemdeanRoad_RoofPlans V6 - dated 04/04/2023

Received by the Local Planning Authority on 4th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following external addresses were consulted by letter.

76 Hemdean Road, Caversham, Reading, RG4 7ST

80 Hemdean Road, Caversham, Reading, Berkshire, RG4 7ST

No letters of representation have been received.

Internal Consultees:

Transport Officer

This application is for the creation of a driveway to the front of the property including a dropped kerb, an electric vehicle charging point, a 1m high fence on the southern boundary. Hemdean Road is classified as the C100 and therefore planning permission is required to introduce any new vehicular access.

There are shared permit parking bays located across the frontage of the property and the proposal will result in the loss of a section of the parking bay located along Hemdean Road. Given that the proposal will result in the removal of a vehicle from the carriageway, the loss of parking within the bay is acceptable in this instance. However, no changes to existing Traffic Regulation Order will be implemented as a result of this application being approved.

Full visibility splays of 2.4m x 70m cannot be achieved due to the topography of the area. However, an analysis of accident data shows that no recorded accidents have occurred along this length of the C100 from private domestic accesses. In view of this, I do not consider that the introduction of a dropped in this location to be detrimental to road safety.

A new 1m high wooden fence will be located on the southern boundary of the driveway providing separation between the two front gardens of the semi-detached houses. The height of the fence must be no higher than 0.6 metres above carriageway level to allow vehicles exiting the site to see pedestrians and cyclists. The applicant is requested to address this.

I would also stress that any proposal should not increase any surface water run-off from the site onto the Public Highway. The driveway would need a drainage channel provided where the driveway meets the back of the footway. The applicant is requested to address this.

If planning permission is granted, the applicant will be required to contact the Highways Department to discuss how the dropped crossing is to be constructed. The work can be undertaken by the Highways Department or a license can be obtained for work that is to be carried by a third party on the highway. Please note that any work undertaken by a third party will need to be to Reading Borough's specifications.

The applicant is requested to address the points above before determining this application.

The agent submitted revised plans (Drawing no: 78HemdeanRoad_RoofPlans V5) to show the permeable paving would be changed to interlocking grass grid allowing grass to grow through the membrane thus reducing surface water runoff and mitigating the necessity for a drainage channel to be provided where the driveway meets the back of the footway. The agent also mentioned the householder could install a fence up to 1m in height under Permitted Development (PD).

The points raised above by the Transport Officer are therefore addressed.

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.

5. 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

A Design Guide to House Extensions SPD 2021

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)

6. APPRAISAL

Character and Appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality.

The proposal is for the creation of a driveway including a dropped kerb, an electric vehicle charging point, a 1m high fence on the southern boundary, a bin store and associated landscaping. The proposal will enable the householder to have off-street parking and be able to charge their electric vehicle.

The Planning Officer has reviewed the submitted plans and application form, officers have worked with the agent to address points raised by the Transport Officer and to make sure the submitted plans accurately detail the proposal.

Based on the submitted documents officers do not consider the proposed works would cause harm to the character and appearance of the existing property and wider street scene. The proposal therefore complies with Policy CC7 of the Reading Borough Local Plan 2019.

Transport Matters

The Design Guide to House Extensions Supplementary Planning Document 2021 provides that car parking should not extend onto the footpath or highway, and the risk of surface water flooding should not be worsened.

The extent of the dropped kerb and materials will be secured through a condition. In addition the applicant will be advised, through an informative, to contact highways before any work is carried out in order to agree the access construction details and to grant a licence. The proposal has also been assessed against policy TR3 as follows:

Development will only be permitted where:-

- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority; **COMPLIES**
- ii) The development would not have a material detrimental impact on the functioning of the transport network; **COMPLIES**
- iii) The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists; **COMPLIES**
- iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; **COMPLIES** and
- v) For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided. **N/A**

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road. **NO**

In light of the above, the proposal is considered acceptable in transport terms as it complies with Policies TR1, TR3 and TR5.

7. CONCLUSION

The proposed development is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions:

8. RECOMMENDATION

GRANT

Recommended Conditions:

DC1 Vehicular Parking (As Specified)
DC3 Vehicular Access (As Specified)
AP1 Approved Plans
TL1 Time Limit

Informatives:

IF3 Highways
I29 Access Construction