

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: 220413/FUL

Address: Land to the Rear of 104 Berkeley Avenue, Reading, RG1 6HY

Proposals: Works of demolition and the erection of a detached two-storey dwelling with parking and amenity space.

Case Officer: Mr David Brett

Applicant: Mr Gareth Bertram

Date received (valid from): 22/03/2022

Target Decision date: 23/05/2023, extension of time agreed on decision from 17/05/2022

1. INTRODUCTION

The proposal site a detached dwelling located on a spur road off Berkeley Avenue, Coley Ward. The surrounding area is considered predominantly residential with semi-detached dwellings to the southwest of the application site. The existing dwelling at 104 Berkeley Avenue is located centrally within a generously sized plot and is within 100m of the junction of Berkeley Avenue and Bath Road.



Fig 1. Existing aerial view of 104 Berkeley Avenue. Retrieved from Google Maps on 22/06/2022.



Fig 2. Existing front elevation. Site photo taken on 20/05/2022.

A site visit was undertaken by the case officer on 20/05/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of a garage and side extension to 104 Berkeley Avenue to facilitate the erection of a four-bedroom, two storey detached dwelling between 104 and 106 Berkeley Avenue. The existing access to the plot from Berkeley Avenue is to be retained, however, the access within the site along the boundary is to be widened to facilitate the parking to the additional proposed dwelling.

Plans considered:

- Location Plan - 001
- Existing Plans - 002
- Existing Elevations - 003
- Existing Elevations - 004
- ~~- Tracking Diagrams - 005.2~~

~~Proposed Ground Floor 006~~

~~Proposed First Floor 007~~

~~Proposed Loft 008~~

~~Proposed Elevations 009~~

~~Proposed Elevations 010~~

- Planning and Design and Access Statement

Received on 22/03/2022

- Method Statement

~~Proposed Block Plan 005 Rev A~~

~~Proposed Ground Floor 006 Rev A~~

- Tracking Diagrams - 005.2 Rev A

Received on 06/05/2022

~~Proposed Ground Floor 006 Rev B~~

~~Proposed Block Plan 005.1 Rev A~~

~~Tracking Diagrams 005.2a Rev A~~

~~Tracking Diagrams 005.2b Rev A~~

~~Tracking Diagrams 005.2c Rev A~~

~~Tracking Diagrams 005.2d Rev A~~

Received on 11/05/2022

~~Proposed Block Plan 005 Rev B~~

~~Proposed Block Plan 005 Rev B1~~

Received on 12/05/2022

~~Proposed Block Plan 005.1 Rev B~~

~~Tracking Diagrams 005.2a Rev B~~

~~Tracking Diagrams 005.2b Rev B~~

~~Tracking Diagrams 005.2c Rev B~~

~~Tracking Diagrams 005.2d Rev B~~

~~Proposed Block Plan 005 Rev C~~

Received on 16/05/2022

- Arboricultural Assessment & Method Statement - MW.20.0827.AIA

- Preliminary Ecological Appraisal (Bats) - SPH/PEA-22/31.05

Received on 14/06/2022

~~Street View 011~~

- Existing Plans - 012

~~Proposed Plans Existing House 013~~

- Existing Block Plan - 014

~~Proposed Block Plan 015~~

Received on 15/06/2022

~~Sustainability Statement prepared by Air Pressure Testing Ltd dated 24/05/2022~~

~~Regulations Compliance Report~~

- Construction Method Statement

~~Construction Management Site Plan 018~~

~~Functional Services Plan 017~~

~~Proposed Landscape 016~~

Received on 01/07/2022

~~Proposed Landscape - 016 Rev A~~

- Biodiversity Net Gain and Ecological Enhancement Letter - LUS2224_BNH_Letter
- Proposed Elevations - 010 Rev A

Received on 11/08/2022

~~Proposed Landscape - 016 Rev A~~

Received on 05/09/2022

~~Proposed Landscape - 016 Rev B~~

Received on 03/10/2022

~~Proposed Landscape - 016 Rev C~~

Received on 04/10/2022

- Proposed Block Plan - 005 Rev D
- Proposed Block Plan 1:500 - 005.1 Rev A
- Tracking Diagrams - 005.2a Rev C
- Tracking Diagrams - 005.2b Rev C
- Tracking Diagrams - 005.2c Rev C
- Tracking Diagrams - 005.2d Rev C
- Proposed Ground Floor - 006 Rev C
- Proposed First Floor - 007 Rev A
- Proposed Loft - 008 Rev A
- Proposed Elevations - 009 Rev A
- Proposed Elevations - 010 Rev B
- Street View - 011 Rev A
- Proposed Block Plan - 015 Rev A
- Proposed Landscape - 016 Rev D
- Functional Services Plan - 017 Rev A
- Construction Management Site Plan - 018 Rev A

Received on 07/02/2023

- Proposed Plans - Existing House - 013 Rev A

Received on 09/02/2023

- Arboricultural Assessment & Method Statement - MW.20.0827.AIA 14/02/2023
- Sustainability Statement prepared by Air Pressure Testing Ltd dated 24/05/2022
- Regulations Compliance Report

Received on 14/02/2023

3. RELEVANT PLANNING HISTORY

210420/FUL - Demolition of the existing dwelling and garage and the erection of two pairs of semi-detached dwellings with parking and amenity space. - Application Withdrawn on 14/06/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

4, Benyon Mews, Bath Road, Reading, RG1 6HX - No response received.
5, Benyon Mews, Bath Road, Reading, RG1 6HX - No response received.
106 Berkeley Avenue, Reading, RG1 6HY - No response received.

102 Berkeley Avenue, Reading, RG1 6HY - No response received.

100 Berkeley Avenue, Reading, RG1 6HY - No response received.

A site notice was erected on 13/04/2022 for a period of 21 days, expiring on 04/04/2022. The following response was received to the consultation.

4.2 Internal consultees

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

Reading Borough Council, Transport - First response received on 27/04/2022

- Parking spaces are provided in accordance with the Revised Parking Standards & Design SPD.
- A revised tracking diagram is required.
- The development needs to provide a minimum of 2 cycle parking spaces for the new dwelling.
- Revised plans required illustrating a provision for bin storage and collection.

Officer Note: The above points raised by Transport Development Control have been suitably addressed by the agent. Transport therefore has no objection to the application subject to conditions.

Reading Borough Council, Environmental Protection - Response received on 27/04/2022.

- No objection.

Reading Borough Council, Ecology - Response received on 12/05/2022

- Due to the demolition works proposed a bat survey is required.

Reading Borough Council, Ecology - Updated response received on 15/06/2022 upon review of bat survey report

- The proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Reading Borough Council, Ecology - Updated response received on 08/07/2022

- Biodiversity enhancements should be sought across the site, not just the proposed dwelling.

Reading Borough Council, Natural Environment - Response received on 17/05/2022

- A tree survey, arboricultural impact assessment and method statement are required for this application as there are trees within 15m of the proposed development.
- Landscaping principles need to be demonstrated prior to a decision.

Reading Borough Council, Natural Environment - Updated Response received on 14/06/2022 upon review of arboricultural information

- There are no objections subject to securing the recommended tree protection measures.
- Landscaping is required to provide a net gain in trees. This can be secured via planning condition.

Reading Borough Council, Natural Environment - Updated Response received on 04/10/2022 upon review of proposed landscaping plan to avoid condition

- The proposed landscaping scheme is considered acceptable and these details should be secured via condition.

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

H3 Affordable Housing

H5 Standards for New Housing

H10 Private and Communal Outdoor Space

H11 Development of Private Residential Gardens

EN1 Protection and Enhancement of the Historic Environment

EN5 Protection of Significant Views With Heritage Interest

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

EN15 Air Quality

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

The existing garage at 104 Berkeley Avenue to be demolished is not considered to be of any particular architectural merit. The existing dwelling at 104 is not listed, nor is the proposal site within a Conservation Area. Therefore, the principle of demolishing the single storey side extension to the existing property and detached garage is accepted. As such, there is no in-principle objection to the proposed additional dwelling, subject to all other matters (as discussed below) being satisfactory.

Policy H11 of the Reading Borough Local Plan sets out the requirements for residential development within private residential gardens.

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

1. *The proposal makes a positive contribution to the character of the area in terms of:*
 - *The relationship of the existing built form and spaces around buildings within the surrounding area;*
 - *A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;*
 - *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
 - *Compatibility with the general building height within the surrounding area;*
 - *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
 - *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

To be discussed further in this report under section 7.2 Design.

2. *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*

To be discussed further in this report under section 7.4 Private and Communal Outdoor Space.

3. *The proposal includes access, which meets appropriate highway standards;*

To be discussed further in this report under section 7.7 Transport.

4. *The proposal does not lead to tandem development;*

The proposal would not lead to tandem development as the proposed dwelling is located to the side of the existing dwelling, has a frontage, and will utilise the existing spur road for access.

5. *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*

To be discussed further in this report under section 7.2 Design.

6. *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*

To be discussed further in this report under section 7.3 Safeguarding Amenity.

7. The emphasis is on the provision of family-sized housing;

The proposal seeks the addition of a four bedroom family dwelling to the site and the retention of three bedroom family dwelling.

8. The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and

To be discussed further in this report under section 7.5 Trees, Landscaping and Ecology.

9. The proposal does not prejudice the satisfactory development of a wider area.

It is not considered that the proposed development would prejudice the satisfactory development of the wider residential area, which consists largely of family sized homes.

There is also no in principle objection to the erection of a new dwelling at 104 Berkeley Avenue, provided the development complies with the policies set out within the Reading Borough Local Plan, which will be discussed further within this report.

7.2 Design

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The application is also subject to the relevant criteria of Policy H11 as outlined in paragraph 7.1 of this report.

The south side of Berkeley Avenue consists largely of family sized two storey semi-detached dwellings, whereas the north side of Berkeley Avenue consist of a mix of two storey detached dwellings and bungalows on generously sized plots. The north side of Berkeley Avenue is at a higher elevation than the south side of Berkeley Avenue. The application site is set back from the highway and is further set back due to a spur road, which provides access to 104 and 106 Berkeley Avenue.

A two-storey detached dwelling is proposed to the northwest of the existing dwelling at 104 Berkeley Avenue. The proposed dwelling has four bedrooms, with one of the bedrooms in the loft, which is served by a pitched roof dormer to the rear roof slope.

The proposed dwelling is located towards the north boundary (side boundary to number 106) of the application site, between the dwellings of 104 and 106 Berkeley Avenue. The proposed dwelling is set forward from the existing dwelling and is closer to the highway, however, it is not considered that any important building line is infringed as a result.

The height and massing of the proposed development is considered to integrate well with neighbouring dwellings and those either side of the proposed dwelling, namely 104 and 106. From the street scene elevations provided it appears that the dwelling would not appear out of

character when viewed from the highway. The arrangement of doors, windows and architectural features are considered to integrate well with the rhythm between buildings along the north side of Berkeley Avenue.

The proposed layout of the site sees the subdivision of the site to the north, with the division running along the side (north facing) of the main house at 104 Berkeley Road from the front of the site to the rear boundary. The existing access would only need to be slightly widened to accommodate the increase in vehicle parking to the site, no additional physical security measures are required for the site.

The existing dwellings at 104 and 106 Berkeley Road are identically designed detached family homes. It is noted that number 106 has been extended slightly to the rear at ground floor and first floor level, however, from the highway both dwellings appear identical. The dwelling proposed does not like for like replicate the designs of 104 and 106, but however provides an acceptable design in terms of detail and materials.

Overall, the proposed replacement dwelling is not considered to harm the character and appearance of the surrounding area. In accordance with Policies CC7 and H11 of the Reading Borough Local Plan, the new dwelling is considered to respond positively to the local context, in particular 104 and 106 Berkeley Avenue.

7.2 Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable.

It was therefore required that a Sustainability Statement be submitted to support this application to satisfy the aims of policy H5. A Designed SAP Calculation report has been submitted which demonstrates that the proposed development would result in a 66.67% improvement in the dwelling emission rate, exceeding the minimum requirement as outlined in 2013 Building Regulations of 19%. To ensure that the development has achieved the minimum 19% improvement in dwelling emission rate, a condition will be added to any approval of this application to ensure that this target has been achieved prior to first occupation of the replacement dwelling. The applicant would be required to provide written verification to the Local Planning Authority for approval.

The proposed replacement dwelling also far exceeds 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 space of the proposed new dwelling is 134.2m², which is above the minimum space requirement of 124m² for a four bed, eight-person, two storey dwelling. The replacement dwelling will also provide more than adequate built-in storage of greater than 3m². Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan. It is also recognised that despite the loss of the side extension to 104 Berkeley Avenue, the GIA of 104 Berkeley Avenue would be 110.6m², which is above the minimum requirement of 102m² for a three bed, six person, two storey dwelling. The existing dwelling as proposed will also provide more than adequate built-in storage of greater than 2.5m².

7.3 Safeguarding Amenity

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:

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

- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 106 Berkeley Avenue. This is due to the separation distance from the proposed development to the main house at number 106. As a result, there would not be a harmful loss of sunlight, daylight or outlook. No windows are proposed to the first floor side elevation of the proposed development, therefore, there would be no harmful overlooking to number 106 from the proposed dwelling.

Turning to the impact of the proposed development on the existing dwelling at 104 Berkeley Avenue, the proposed dwelling is set forward of the principle elevation to number 104. Due to the orientation of the development and the separation distance, however, it is not considered that there would be harmful loss of light or outlook to habitable rooms at number 104. Number 104 benefits from a large garden that tapers south of the existing dwelling. It is not considered that the development would appear overbearing to number 104.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The proposed dwelling is considered to provide high quality accommodation for any future occupiers.

Overall, the proposed dwelling is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered necessary however to condition the approval of this application to ensure that harm is not caused to neighbouring properties through alterations that can be achieved under permitted development. This includes restricting the insertion of first floor side facing windows under permitted development to protect the privacy of 106 Berkeley Avenue in accordance with policy CC8.

7.4 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

The proposed private amenity space to the proposed dwelling amounts to 150m², whilst the private amenity space to 104 Berkeley Avenue from the resulting development would be 480m². It is therefore considered that both dwellings would be served by ample private outdoors space given the side of the dwellings in accordance with Policies H10 and H11 of the Reading Borough Local Plan

7.5 Trees, Landscaping and Ecology

During the course of the application, the proposed landscaping scheme has been revised, taking on board feedback from the Council's Natural Environment Team, and Ecology consultant.

The proposed development would see the loss of a hedge to the front of the site. Seven new trees are proposed within the site along with hedging to the front of the site. Hedging is also proposed along the boundary fence between the proposed dwelling and the existing dwelling on the side of the new dwelling. The driveway serving both the existing dwelling and the new dwelling is to be resurfaced with permeable gravel.

In terms of Ecological enhancements, bird boxes are proposed to the flank of the proposed dwelling and to one of the trees proposed to the rear of the new dwelling. A bat tube is to be built into the other flank of the proposed dwelling, with lifted ridge tiles for bats to the roof.

The proposed landscaping and ecological enhancements to the site are considered acceptable by officers and in accordance with Policies EN12 and EN14 of the Reading Borough Local Plan.

7.6 Transport

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). Two on site vehicle parking spaces have been demonstrated for each dwelling, with one electric vehicle charging point demonstrated each dwelling. Tracking diagrams have been provided to demonstrate that the proposed parking layout is achievable, these details have been agreed by Transport Development Control.

Conditions have been recommended to secure the on-site vehicle parking spaces as specified on the plans, along with the cycle parking. Subject to these conditions the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

Transport Development Control have also recommended that a Construction Method Statement be submitted prior to development commencing on site. This is to secure vital details in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with CC8 and TR3 of the Reading Borough Local Plan.

A Construction Method Statement has been submitted, with the details approved by Transport Development Control. The details of the Construction Method Statement will be secured via condition to this application. This is in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

7.7 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 agreed to enter into a legal agreement to secure a financial contribution if planning were to be granted.

A Section 106 Legal Agreement has been drawn up, which secures a financial contribution of £22,500 for the purposes of providing affordable housing elsewhere within the Borough. The figure has been calculated based on the valuations of the existing dwelling and the proposed additional dwelling from two Estate Agents. As per Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021); for sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development. The existing dwelling and the proposed dwelling have been valued at £450,000 each, therefore, 5% of the GDV of the development equates to £22,500.

This is considered acceptable and complies with Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021).

7.8 CIL

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

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Existing dwelling (104)			
Ground Floor	71.9	55.3	-16.6
First Floor	55.3	55.3	0
Garage	15.6	0	-15.6
Total	142.8	110.6	-32.2
Proposed dwelling			
Ground Floor	0	53.9	+53.9
First Floor	0	53.9	+53.9
Second Floor	0	26.4	+26.4
Total	0	134.2	+134.2
Grand Total	142.8	244.8	+102

The submitted CIL form states that the existing building was last occupied in 2013, meaning the existing floorspace will not be deducted from the liability. Accordingly, on the basis of the 113.6sqm proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £17,748.86.

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

7.9 Other Matters

A design stage Standard Assessment Procedure (SAP) has been carried out, with the subsequent report demonstrating that the development would result in a 66.67% improvement in dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition) and built to the high water efficiency standard under Regulation 36(3).

A condition will be attached to any approval of this application to secure the “as built” verification that the development has achieved the minimum 19% improvement in dwelling emission rate.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

AP1: Approved Plans

M3: Materials (As Specified)

PD2: No New Openings

SU4: SAP Assessment Minor - As Built (To Be Approved)

L7A: Arboricultural Method Statement (As Specified)

L4A: Landscape Implementation (As Specified)

C3: Construction Method Statement (As Specified)

C1: Hours of Construction/Demolition

C4: No Bonfires

DC1: Vehicle Parking (As Specified)

DC3: Vehicular Access (As Specified)

DC5: Cycle Parking (As Specified)

DC8: Refuse and Recycling (As Specified)

11. INFORMATIVES

Standard Informatives