

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church

App Ref: 230511/HOU

Address: 81 Whitley Wood Road, Reading, RG2 8HY

Proposals: New vehicle access and alterations to parking area

Case Officer: Gary Miles

Applicant: Mrs Hayley Thomas

Date received (valid from): 18 April 2023 **Target Decision date:** 19 June 2023

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse located on Whitley Wood Road. The properties are constructed of red brick and red tiled roofs with distinct gaps between properties. The properties have larger than average frontages. The applicants property and neighbouring properties are raised up and set back from the street with steep driveways and steep rear gardens. A number of properties in the street including the applicants property and neighbours just a few doors down have converted their front gardens to hardstanding due to the existing narrow and steep driveways. The property is not listed, nor within a conservation area.

Site visit date: 2nd June 2023

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed new vehicle access from a classified road, dropped kerb and footway crossing and alterations to existing hardstanding parking area to the front of the property.

Plans considered:

Drawing no: MS - 000 - Site Location Plan - dated 31st Jan 2023

Drawing no: MS - 100 - Existing Site Plan - dated 31st Jan 2023

Drawing no: MS - 101 - Existing Plan - dated 31st Jan 2023

Drawing no: P - 101 - Proposed Plan - dated 31st Jan 2023

Received by the Local Planning Authority on 18th April 2023

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

83 Whitley Wood Road, Reading, Berkshire, RG2 8HY

33 Brybur Close, Reading, RG2 8HN

79 Whitley Wood Road, Reading, RG2 8HY

31 Brybur Close, Reading, RG2 8HN

No letters of representation have been received.

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)

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposal is for the creation of a dropped kerb and footway crossing to allow the applicant to access the hardstanding in front of the property and without the need to use the existing narrow dropped kerb and steep driveway shared with property no. 83 Whitley Wood Road.

Based on the submitted documents officers do not consider the proposed works would cause harm to the character and appearance of the existing property or the wider street scene. The proposal therefore complies with Policy CC7 & H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor

areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposal complies with Policy CC8 & H9 of the Reading Borough Local Plan 2019.

Transport Matters

The application seeks to create a new access on to a classified road while retaining the existing shared access.

The proposal will result in the loss of the grass verge outside the property. In accordance with the Councils Vehicle Crossing Policy, vehicle crossing applications will not be approved in locations where there would be a substantial loss of public highway/Council maintained grass verge. However the loss of an area of grass verge up to 8m² is acceptable, if an area of between 8m² and 15m² of public highway /Council maintained grass verge is considered for removal, it will need to be replaced by a suitable permeable bituminous/tarmacadam material appropriate for use on the public highway and approved by the Council. The Councils Highways Department would therefore comment on this aspect.

1m distance has been illustrated from the lamp column and the new crossing which is acceptable.

Visibility splays have not been provided for the new access; however I am satisfied that these can be achieved.

There are no Transport objections to this application, however Highways will need to be consulted with regards to the extent of the loss of the grass verge and for the license to undertake works of the public highway for the proposed crossing.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following 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