DELEGATE REPORT:

Address: 37 Upper Redlands Road, Reading.

Application No: 02/01513/FUL

Proposal: Demolition of existing dilapidated coach house and store; and construction of new studio and cycle store ancillary to the main residential dwelling.

Relevant Policies: Policies HSG 5 (Residential Design Standards), HSG 8 (House Extensions), CUD 14 (Standards of Design in Development), CUD 7 (New Development in Conservation Areas), NE 5 (Trees, Hedges and Woodlands) and KEY 1 (Equality of Access to Development) of the Reading Borough Local Plan (1998).

Objections received (summarise): Four letters were received on behalf of the residents of 21 New Road, which backs onto the application site. Whilst there was no objection in principle to this proposal, the following concerns were raised:

- The existing south boundary wall should be retained at its present height,
- The proposed new building should be approximately the same size as the previous coach house,
- The proposed new building should have no windows facing 21 New Road or they should be fixed and obscure glazed,
- The mezzanine floor should never be extended, and
- The potential noise and light levels created by the velux roof lights within the proposal raises concern.

A further letter was received from the occupants of 21 New Road, in response to the amended plans (drawing no: CHR 04 B) submitted by the applicant, advising that they were 'happy' that the proposed velux windows would be non opening and double glazed.

Consultation Responses:
The Council Tree Advisor raised potential concerns over the impact of the proposed building on the root system of the existing Beech tree that is of a sufficient quality to warrant a TPO.
Transport Strategy raised no objections to this proposal provided that any permission granted would be conditioned to ensure that the proposed development would be solely ancillary to the existing residential dwelling.
The Council's Archaeological Consultant advised that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological building recording before demolition. This recording should be undertaken and reported on by a competent IFA registered archaeological contractor before determination of this application.
Environmental Health raised no objections to the proposal.
Building Control raised no objections to this proposal.
Relevant Planning History:

with my Team Leader ASAP. I'll keep you inform of any developments.

Many thanks

Andrew Chugg

-----Original Message-----
From: Michael Thomas [mailto:mikethomasuk@ntlworld.com]
Sent: 23 January 2003 11:35
To: Andrew Chugg
Subject: 37 UPPER REDLANDS ROAD

Many thanks for the productive meeting yesterday. I will be altering drawings CHR/03 and 04 today and will probably deliver them tomorrow. Do require two full sets of both now that most consultations are complete i.e. 5 copies of each drawing for each application making 20 in all or will a smaller number suffice?

Regards

Michael Thomas