

DELEGATED APPLICATION REPORT

Application No: 221245/FUL

Address: Crawfordjohn, Upper Warren Avenue

Proposal: Demolition of existing dwelling and erection of replacement dwelling with garage

Extended Target Date: 24/10/22

Case Officer: Connie Davis

INTRODUCTION

The application site is a two storey detached dwelling located in a spacious plot. The surrounding area is residential, comprising of large plots with varying styles and sizes of dwellings; a mixture of two storey dwellings and bungalows.

PROPOSAL

Planning permission is sought for the demolition of the existing two storey dwelling and replacement with a larger two storey, 5 bedroom dwelling with front garage. It would measure a maximum height of 9.3m, depth of 12m (not including garage) and width of 22.5m. It would also see the installation of a swimming pool within the garden, a gazebo and garden shed.

DOCUMENTS/ INFORMATION SUBMITTED

Sheet 1 - Topographical Survey
Sheet 2 - Topographical Survey
Energy and Sustainability Statement
3818/230 Rev A - Site Plan/ Roof Plan/ Lighting Plan
3818/231 Rev A - Ground Floor Plan
3818/232 Rev A - First Floor Plan
3818/233 Rev B - Elevations 1 of 2
3818/234 Rev B - Elevations 2 of 2
3818/235 Rev A - Block and Location Plan
3818/236 - Proposed Gazebo and Garden Shed
3818/237 Rev A - Proposed Front Elevation
3818/238 Rev A - CIL Calculations
3818/239 Rev B - Building Sections
3818/240 Rev A - Proposed Drainage Plan
3818/241 - Landscape/ Ecology Plan
Designed SAP Calculation prepared by Melin, dated 17th August 2022
Application Form
CIL Form
Planning Design & Access Statement
Arboricultural Assessment & Method Statement
Preliminary Roost Assessment Survey

Received 22nd August 2022

PLANNING HISTORY

220642 - Proposed extensions and alterations to existing dwelling - Application Withdrawn

010582 - Double garage - Application Refused

010581 - Side Extension - Application Permitted

CONSULTATIONS

Internal Consultees

Transport - No objection, subject to condition

Ecology - No objection, subject to condition

Natural Environment - No objection subject to condition

External Consultation

Adjoining properties were consulted via letter on 25/08/22. A site notice was also displayed.

One observation has been received stating the following:

We note this application has changed from an extension to demolition and replacement. We request that neighbours be informed when demolition is due and that care will be taken to minimise debris contaminating neighbours' properties. We would also request that demolition and construction work only be carried out on weekdays at reasonable times of the day to ensure neighbours can peacefully enjoy their properties at weekends and in the evening. Finally, over the years similar developments that require heavy plant vehicle access to the road have caused considerable damage to the highway, we trust provision will be made requiring making good of any such damage.

Officer comment: The Local Planning Authority will not be informed exactly when demolition will take place as, so the applicant is advised to make contact with neighbours as appropriate. A Construction Method Statement will be secured via condition so that the Local Planning Authority can control and be made aware of elements of the construction, such as where materials will be stored and how vehicles will access the site. A condition will be applied restricting working hours. Any damage to the highway as a result of the works should be reported to the Council's Highways department.

LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

The application has been assessed against the following policies:

National Planning Policy Framework (2021)

Reading Borough Local Plan (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
CC9: Securing Infrastructure
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland

Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Revised Sustainable Design and Construction (2019)
- Affordable Housing Supplementary Planning Document (2021)
- Reading Borough Council Tree Strategy (2020)

APPRAISAL

The main issues for consideration are:

- Principle of Development
- Design and Impact on the Character of the Area
- Impact on the Historic Environment
- Impact on Existing and Future Occupiers
- Amenity Space
- Transport Matters
- The Natural Environment
- Sustainability
- Affordable Housing, S106 and CIL obligations

a) Principle of Development

The NPPF states that LPAs should “*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*”. The NPPF definition of ‘previously developed land’ excludes private residential gardens in built up areas.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. The site is currently in use for

residential purposes, as such the principle of residential development on site is established and accepted. The existing dwelling is in a dilapidated state with limited architectural or historical significance and as such, the principle of its demolition is also accepted.

The principle of replacing a dwelling with a dwelling in pure land use terms is considered acceptable and it would continue to contribute to the provision of family housing in accordance with Policy H1 which seeks for the provision of an additional 689 new homes per year between 2013 - 2036. However, this is subject to other material planning considerations such as matters relating to design, residential amenity, transport and landscaping.

The demolition of the existing dwelling is also accepted and provides limited heritage or architectural value.

b) Design and impact on the character of the area

Policy CC7 (Design and the Public Realm) states: All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

When considering the components of good design, it is important that the development relates to its surrounding context and identity of the locality, as noted in the National Design Guide. Furthermore, the NPPF (para 126) sets out that good design is a key aspect of sustainable development. The National Design Guide identifies 10 key components for good design and of particular note is the characteristic of 'Context' and it states that "*well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It should enhance positive qualities and improve negative ones.*"

The prevailing character of Upper Warren Avenue are large, detached houses with varying styles and finishes. Dwellings are generally set well within the plots with space to the boundaries although there is some degree of variation. The proposed dwelling would have a traditional hipped roof form and an overall high quality design which would be a positive addition to the street. Whilst of a large scale, it would still comfortably fit within the plot. The dwelling would be set back from the highway to the same degree as the existing dwelling, although the garage would be set forward of the main house and further than any development on the existing front building line. However, front garages/ outbuildings are not unusual on the road, and so this, coupled with its reasonable scale and in keeping design with the main house, is not considered to be of detriment to the street scene.

Details of proposed materials would be secured via condition.

As such, the proposal is considered acceptable in relation to Policy CC7 of the Reading Borough Local Plan (2019).

c) Impact on Existing and Future Occupiers

Policy CC8 (Safeguarding Amenity) is concerned with preventing significant detrimental impact to the living environment of existing or new residential properties, including in terms of privacy and overlooking, loss of daylight and visual dominance, amongst other impacts.

Existing Occupiers

The site is neighboured by 'Tonilla' to the west and 'Outlands' to the east. Both of these dwellings are bungalows. Whilst the proposal would see a two storey dwelling, the existing dwelling is already two storey and so the relationship is comparable. The height of the proposed dwelling would be 1m more than the existing, and so would not be considered overbearing in terms of height to either neighbour. The maximum width of the dwelling would be an additional 4m on the existing. However sufficient gaps to the boundaries would remain. The dwelling would not extend considerably beyond the rear elevation of the neighbouring properties and therefore would not result in a loss of light or privacy to these neighbours. Whilst the proposed swimming pool would be close to the boundary with 'Outlands' it is not considered that the use of the pool would result in substantially more disturbance to this neighbour than future occupiers using the rear amenity space.

The proposal includes an air source heat pump. A condition will be applied to ensure that this would not result in substantial noise disturbance to neighbours in line with Policy EN16 of the Local Plan (2019).

The proposal is therefore considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

Future Occupiers

The development would exceed the minimum space standards for a 6-bedroom dwelling. The floor area of the property surpasses this and so therefore is considered to provide a sufficient amount of space for future occupiers.

Bedrooms also surpass required space standards. The proposal would contribute to the provision of family housing in accordance with Policies H1 and H5 of the Reading Borough Local Plan. The property would be considered to receive acceptable light levels with windows being provided for all habitable rooms.

As such, the proposal is considered acceptable in existing and future occupiers in terms of Policies CC8 and H5 of the Reading Borough Local Plan (2019).

d) Amenity Space

A large amenity space will be provided for the new dwelling, comparable to others in the vicinity in line with Policy H10 of the Reading Borough Local Plan (2019).

e) Transport Matters

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the Council's current adopted Parking Standards and Design SPD, parking provision of 2.0 on-site parking spaces is required.

Site Plan 3818/230 A and submitted block plan, illustrate a double garage. It is recommended that the internal dimensions for a double garage are 7000mm long x 5500mm wide to allow easy access to/from each vehicle and sufficient storage to the rear to accommodate a bicycle. The dimensions of the proposed garage 6.1m x 6.7m, therefore do not conform to standards, however additional parking will also be provided on the front driveway which will also allow for onsite turning, therefore proposed parking provision is acceptable. Water run-off from private property onto the public highway is not permitted, an appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.

The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. The Council's Local Plan was adopted in November 2019 and this includes a requirement at Policy TR5 for each new house to be provided with an electric charging point. Plans confirm an EV charging point is to be provided and conforms to local policy. Further details are to be secured via condition.

The site is currently served by two vehicular access points. The access located to the East is to be blocked up and the western access is to be retained; therefore, the grass verge located outside the redundant access will need to be reinstated. A license will be required to undertake any works on any part of the Public Highway.

In accordance with the Council's current standards a minimum of 2 cycle spaces would be required, in a development of this nature this can be in the form of a garden shed or within a garage. This has been demonstrated on the submitted plans.

Bin storage/collection point has been illustrated near the access point. As this is a replacement dwelling it is assumed that the existing kerb side refuse collection arrangements will continue.

A Construction Method Statement will be required.

As such, the proposal is considered acceptable from a Transport/ Highways perspective subject to the following conditions:

- Construction Method Statement (To be submitted)
- Vehicle parking (As specified)
- Vehicle access (As specified)
- Cycle parking (As specified)
- Refuse and recycling (As specified)
- Access closure with reinstatement
- EV Charging points

f) **The Natural Environment**

i) Trees

Policy EN14 (Trees, Hedges and Woodland) states that: *New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.*

The site is subject to TPO 66/07 which includes 2 individual trees and 1 group of trees:

All the TPO trees can be seen in Figure 25 of the DAS.

With reference to the Arboricultural Impact Assessment and Method Statement from Mark Welby, ref MW.22.0103.AIA Revision A issued 2022.07.26, this is largely acceptable and satisfactorily demonstrates that the development is acceptable in relation to trees. Although some minor amendments are required. However, the agent advised they did not wish to make the amendments at this stage, and therefore a revised AMS will be secured via condition.

It is considered there is sufficient room for landscaping/ planting on site. A condition to secure landscaping details will be required.

The proposal is therefore considered acceptable in relation to Policy EN14 of the Reading Borough Local Plan (2019), subject to the above mentioned conditions.

ii) Ecology/Biodiversity

Policy EN12 states that: *‘on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible’*. The Reading Borough Council’s Ecologist was consulted on the application.

The Bat Survey report (Arbtech, August 2021) supplied has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, it is considered unlikely that the proposals will adversely affect bats. However, the report found evidence of birds having used the house in the past and as such, a condition should be set to ensure that birds are not injured or killed during development works.

The DAS states that *“the proposal also seeks to contribute to carbon reduction through the implementation of solar panels and will cater for ecology on the site.”*. The Site Plan/ Roof Plan/Lighting Plan (Shaun Tanner, April 2022, reference 3818/230 Rev A) shows areas of ‘new planting’, ‘new screen planting’ and ‘green roofs’. Full details of the green roof (which should be designed to maximise its value for wildlife) would need to be provided (or submitted as a pre-commencement condition). This will be incorporated within the landscaping condition.

Furthermore, there are no bird and bat boxes shown on the plans and a condition to ensure these are provided within the new development is required.

Subject to these conditions, the proposal is considered acceptable in relation to Policy EN12 of the Reading Borough Local Plan (2019).

g) Sustainability

The sustainability credentials of the scheme are noted in the Design and Access Statement which are positive and include the inclusion of sixteen solar panels, an air source heat pump and portions of green roof. Furthermore a SAP Assessment has been provided to confirm that the dwelling would meet a 19% improvement over building regulations energy requirements, however a condition will be included to show that the dwelling has been built to this standard also in line with policies CC2, CC3 and H5 of the Reading Borough Local Plan (2019).

h) Affordable Housing, S106 and Community Infrastructure Levy (CIL)

Policy H3 does not require an Affordable Housing contribution to be provided where a single dwelling is being replaced with a single dwelling.

A Community Infrastructure Levy (CIL) would apply.

CONCLUSION

GRANT permission subject to the following conditions and informatives:

All pre-commencement conditions have been agreed by the applicant

1. Time Limit
2. Approved Plans
3. Material details as specified
4. Details of Biodiversity enhancements prior to commencement.
5. Works to take place outside of bird nesting season or checked for bird nests by an appropriately qualified ecologist.
6. Construction Method Statement (To be submitted)
7. Vehicle parking (As specified)
8. Vehicle access (As specified)
9. Cycle parking (As specified)
10. Refuse and recycling (As specified)
11. Access closure with reinstatement
12. EV Charging points
13. SAP - As Built
14. Landscaping (Pre-commencement)
15. AMS (Pre-commencement)
16. Hours of construction
17. Mechanical plant noise

Informatives

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Highways
6. Do not damage the verge
7. CIL
8. Pre-commencement conditions
9. Positive and Proactive