

DELEGATED APPLICATION REPORT

Address: 357 Basingstoke Road

Application No: 220902/FUL

Applicant: Kingfisher Mini Coaches

Proposal: Erection of a 2.4m fence alongside boundary

Target Decision Date: 15/08/22

Case Officer: Connie Davis

1.Site Description and Surrounding Area:

The application is a former end of terrace residential unit located on the eastern side of Basingstoke Road. The site is currently used by King Fisher Mini Coaches for businesses purposes, with an office to the rear of the main property and a coach yard in the former garden. It has an outbuilding which is used as a workshop. A small track separates the site with 363 Basingstoke Road and Whitley Park Primary and Infant School located at the rear of the site. The surrounding area is predominately residential.

The application site is not listed, nor in a conservation area. However, the site is located within an Air Quality Management Area.

2. The Proposal

The proposal comprises of the erection of a 2.4m close boarded timber boundary fence on the boundary with nos.353 and 355 Basingstoke Road (northern boundary). The fence would only be at rear side of the site, not visible from the road.

3. Consultation

Internal Consultation

No internal consultees were consulted.

External Consultation

The following addresses were formally consulted via letter on 27/06/22:

351, 353, 355, 357a, 363 Basingstoke Road
Whitley Park Primary and Infant School

2 objections were received from one neighbour relating to the following matters:

- Fences have already been erected
- Hazardous conditions created because of these fences in close proximity to a bus stop. Access to driveways is being compromised

Officer comment: *From photographs provided by the objector, it can be seen that front boundary fences and fences on the front/ side boundary with no 355 and the southern boundary have been erected. These fences are not subject to this planning application, as demonstrated by the proposed plans. As such, these fences could be reported to the Planning Enforcement team to establish if these constitute as permitted development or whether planning permission is required.*

The Council's Transport team could be contacted to ask for advice on how to resolve this civil matter regarding safety accessing the driveway, although this would likely fall part of an enforcement investigation should the matter be reported.

This application is only considering the proposed rear side boundary fences.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Application Form
CIL Form
Planning Statement
Location Plan
02 - Existing Block Plan
01 - Proposed Block Plan

Received 20th June 2022

5. Relevant Planning History

210125/FUL - Removal of existing workshop and the erection of a new workshop - Application Permitted

201710/CLE - Certificate of Lawfulness for existing B8 use (coach storage) with ancillary B2 use (General Industrial - on site workshop) and B1(a)/E (g)(i) use (Office - on site office) (amended) - Certificate Granted

190891/FUL - Removal of existing rear workshop, store and metal container with the erection of a new purpose built workshop - Application Refused

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan (2019).

The 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan (2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the

‘NPPF’, the greater the weight that may be given). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework (2021);
National Planning Policy Guidance;

Local - Reading Borough Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity

9. Appraisal

- a) Principle of Development
- b) Design and Impact on the Street Scene
- c) Impact on Neighbouring Amenity

a) Principle of Development

The principle of erecting a boundary fence is accepted in principle, subject to other material considerations as outlined below. It should be noted that a fence of 2m could be erected under Permitted Development, and so this proposal seeks an additional 0.4m.

b) Design and Impact on the street scene

Policy CC7 states that *‘all development must be of high quality that maintains and enhances the character and appearance of the area of Reading in which it is located.*

The proposed fence would not be visible from the public realm. Its general scale is considered acceptable, only slightly above what could be erected without planning permission. The fence would be timber which is typical of a boundary fence.

The proposal is therefore considered acceptable in relation to Policy CC7 of the Reading Borough Local Plan (2019).

c) Impact on neighbouring amenity

Policy CC8 states that development will only be acceptable if it *“will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties”.*

The fence would be located on the boundary with 353 and 355 Basingstoke Road. Whilst it would be on the boundary of the neighbour’s amenity space, it would not be considered visually dominant or overbearing to a degree that would warrant refusal of the application. Likewise, the fence would not result in a loss of light from windows or obscure outlook to a harmful degree. As such, the proposal is considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019).

Conclusion

The proposal is considered acceptable for the reasons outlined in the report.

Recommendation: GRANT subject to the following conditions:

- 1) Time Limit
- 2) Approved Plans
- 3) Materials as specified

Informatives

- 1) Terms
- 2) Complaints about construction
- 3) Encroachment
- 4) Positive and Proactive