

DELEGATED OFFICER REPORT

Ward: Redlands

App No.: 201157

Address: Rear of, 97-99 London Road, Reading, RG1 5BY

Proposal: Erection of two storey dwelling (Class C3) and associated works.

Applicant: Royal Berkshire Developments Ltd

Deadline: 09/10/2020

1. INTRODUCTION

The appeal inspector, in determining the appeal in respect of refused application 181373 (Appeal Decision APP/E0345/W/19/3221109) described the site as follows:

“The proposal lies to the rear of 97 and 99 London Road, a corner position, fronting Fatherson Road. The site is open and forms part of the rear gardens and informal parking for residents of the two buildings. To the side is number 22 Fatherson Road, a tall 3 storey building partly used as a children’s nursery with grounds that wrap around the end of the site.

Number 95 and 97 London Road are an attractive pair of Italianate semi-detached buildings which are Grade II Listed. The principal elevation fronts London Road, with stucco render and canopies. The rear is visible from Fatherson Road, across the open appeal site. Whilst less formal than the front elevation, this gives a clear view of its un-rendered brick construction, service features and neat, regular, triple gable form to the rear. This contributes to their significance and forms part of the character of the area as you turn from the formal frontage of London Road, to the generally lower scale side street of Fatherson Road.

The rear gardens of the Listed Buildings are rectangular and linear. They are relatively long, befitting the historic villa. This is also reflected in the plots of the wider area, mostly long and linear and of a scale proportionate to the size of the building they serve. This provides an open setting to the Listed Buildings.

Within the streetscene, to the south of the site is the mostly blank side elevation of the rear projection of No 99. To the north is No 22 which is the dominant building within the street at 3 storeys with strong gable features. The scale of the street then lowers within simple roof slopes and mostly 2 storey buildings.

The open site therefore contributes to the setting of the rear of the Listed Building and marks a transition from the frontage to the key building (No 22) within Fatherson Road and the then lower scale side street.

PROPOSAL

Full Planning Permission is sought for a two storey detached dwelling with low eaves and the first floor accommodation contained largely within the sloping roof.

The house is proposed to be in line with the front façade of existing housing to the north. Parking and a garden area are proposed to the south (the side) of the house.

The proposals have been amended during the course of the application, reducing the scale from two flats contained within two full storeys with further attic accommodation down to the smaller building described above. (original, superseded, description

“Detached 2 storey building comprising 1x1 bed flat and 1x2 bed flat, with vehicular access, parking and associated works”)

Submitted Plans and Documentation:

Location Plan PL01 dated 12 August 2020

PL-03 Existing and Proposed Block Plan dated 4 May 2021

PL-07 Rev.01, Proposed Drawings, dated 4 May 2021

PL-11, Rev.02 Street scene, dated 24 November 2021

PLANNING HISTORY

181373 Erection of 3 storey detached building, comprising 2x1 bed flats and 2x2 bed flats, with associated hard and soft landscaping - Refused. Appeal Dismissed

The application was refused for the following reasons:

“1. The application site is of an inadequate size and dimension to accommodate the proposed development in terms of its setting and spacing around buildings, amenity space and space for access and parking. Furthermore, due to the siting of the proposed building in close proximity to the site boundaries, the development would result in an uncharacteristically cramped layout of the site, resulting in harm to the existing character and appearance of the area, compromising the setting and integrity of listed buildings. Therefore, the proposal is contrary to Policies CS7 and CS33 of the Core Strategy and Policy DM11 of the Sites and Detailed Policies Document.

2. The proposal, due to its height, bulk and siting in close proximity to the site boundaries, would have a significantly detrimental impact with regard to visually dominant and overbearing effects to 97 and 99 London Road, and with regard to a loss of privacy caused by overlooking to the rear of 95 London Road and 22 Fatherson Road. The proposal therefore fails to provide a suitable level of amenity and privacy to these existing properties commensurate with the prevailing residential character of the area. Therefore, the proposal is contrary to Policies DM4 and DM11 of the Sites and Detailed Policies Document.

3. The proposed internal layout would produce kitchen and living rooms set directly above and below bedrooms. This would cause noise and disturbance to the amenity of future occupiers resulting in poor quality internal environments. Furthermore, the proposed outdoor amenity space would be of insufficient size and with poor usability. Therefore, the proposal is contrary to Policies DM4 and DM10 of the Sites and Detailed Policies Document.

4. The layout does not comply with the Local Planning Authority’s standards in respect of vehicle parking. The loss of existing parking could result in increased on-street parking on the surrounding roads which are currently over capacity, adversely affecting road safety and the flow of traffic, and in conflict with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of affordable housing, the proposal fails to contribute adequately towards the housing needs of Reading Borough and as such is contrary to Policy DM6 of the Sites and Detailed Policies Document and the Council's Affordable Housing Supplementary Planning Document.”

The Appeal Inspector upheld these reasons in his decision.

CONSULTATIONS

RBC Transport (Highway Authority)

“181373 - Previous application for this site was for the erection of 3 storey detached building, comprising 2x1 bed flats and 2x2 bed flats. This application is for a smaller development for a 2 storey building containing 2 flats to the rear of 97-99 London Road.

There is an existing access point from Fatherson road which would appear to serve a parking area for the existing flats at Nos 97 and 99. The Design and Access Statement states that parking exists for parking for nos 97 and 99 fronting London road.

The proposal states that the existing access is to be relocated to the southern boundary of the site closer towards London Road junction, which is deemed acceptable. 2 parking spaces are proposed for the new units, 1 per flat which is in accordance with the Councils current standards. Relocation of the access will require a license from the Highways Department. There is a telegraph pole and lamp column on the sites boundary which will need illustrating on revised plans. The existing dropped crossing will need to be reinstated and realigned with the footway and the access protection marking removed. It should be noted that Transport would not support a formal break in the residential/shared parking bays fronting the development site; however, an access protection marking for the new access can be applied for if required.

The Councils residential parking permit scheme operates in the area; therefore, if this application is approved there should be an assumption that any future occupants of the proposed flats will not be issued with resident or visitor parking permits which should be covered by condition and an informative applied. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

In accordance with the Councils current standards each proposed unit should be provided with a minimum of 0.5 cycle parking spaces which should be in a conveniently located, lockable, covered store. Submitted plans illustrate each unit will be provided with a bike shed in the rear gardens which is deemed acceptable.

Bin storage should not be located further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods, and should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway. Google images show that the proposed site is currently used for storage and collection of refuse. Clarification and illustration on revised plans is required as to where this is to be relocated. Refuse storage for the proposed dwellings have been illustrated and it is assumed that bins will be taken to the property boundary for kerb side collection.

The applicant should be made aware that this development will be subject to a Construction Management Statement.

Please ask the applicants agent to address the above points so that the application can be fully determined”

RBC Ecologist

“The application site comprises an area of gravel hardstanding and ruderal vegetation to the rear of an existing property and surrounded by a brick wall. It appears to currently be used as a car park for the adjacent building. It is proposed to erect a new dwelling containing two flats with associated landscaping and car parking. The surrounding brick wall would be demolished as part of the proposals.

The habitats on site are of low ecological value and unlikely to be used by protected species. The site is located in an urban area but there are several surrounding tree lines comprising green links adjoining to greenspaces in the wider landscape which provide suitable habitat for species such as bats.

The proposals are unlikely to affect protected species and, as such, there are no objections to this application on ecological grounds. However, in accordance with paragraph 175 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development. Wording is given below.

Condition: Prior to the commencement of the development, details of biodiversity enhancements, to include integral bat boxes and swift bricks on the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.”

RBC Environmental Protection

Standing Advice C Applies:

“Standing Advice C: Small residential developments or conversions - Minor Category 9 dwellings or less - near busy road or near land use of noise/air quality concern

Noise impact on development

A noise assessment should be submitted in support of applications for new residential proposed in noisy areas.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

Where appropriate, the noise assessment data should also include noise events (L_{AMax}) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night. Noise levels above 45dB are linked with sleep disturbance.

For detailed internal noise criteria - refer to BS8233:2014

EP recommend the following condition.

Condition - Noise assessment for new residential dwellings

No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: to protect the amenity of future occupants of the proposed development.

Air Quality - Increased exposure

The proposed development is located within an air quality management area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application.

The applicant will need to demonstrate sufficient mitigation measures are implemented to protect the residents from the effects of poor air quality.

Where the development involves converting an existing building and allowing a buffer zone is not an option then it may be that other mitigation can be applied. In the first instance this would be to implement measures to reduce the level at the facade of the property by creating a barrier between the property and the carriageway, such as close boarded fencing or planting vegetation.

If this is not possible then locating habitable rooms away from the source of pollution or the use of mechanical ventilation with the inlet on the clean side of the property may be acceptable. This list of potential measures is by no means an exhaustive list.

Mitigation against increased exposure:

Mechanical ventilation - inlets from the 'clean' side of the development, long term maintenance needs to be addressed

Buffer zones - consider increasing distance of the building façade from very busy roads

Habitable rooms - consider placing stairwells, corridors and bathrooms on the façade fronting pollution source

Mixed use - locate any sensitive uses on higher floors, allowing commercial use on lower elevations

Balconies - consider avoiding use in areas of exceedence, especially on ground and first floor level

Non-opening front windows - this should only be considered in certain circumstances, needs to be balanced against loss of freedom for future occupants

Reading Borough Council's Air Quality Policy requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality.

Condition - Air quality mitigation

No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: to protect the health of future occupants of the proposed development."

Planning Natural Environment (Tree Officer)

Confirm no objections.

The frontage boundary treatment (wall/railings with soft landscaping behind) is appropriate to Fatherson road, details of which will need to be secured by condition, if not provided prior to a decision.

Condition L2 (landscaping) would be appropriate and L3 (boundary treatment)

Public Consultation

The following addresses were consulted:

99 London Road, Reading, Berkshire

95 London Road, Reading, Berkshire, RG1 5BY

93 London Road, Reading, Berkshire, RG1 5BY

12 Fatherson Road, Reading, Berkshire, RG1 4PL

The Studio, 101 London Road, Reading, Berks, Rg1 6by, Fao Mr M Gibbs

18 Fatherson Road, Reading, Berkshire, RG1 4PL

22 Fatherson Road, Reading, RG1 4PL

20 Fatherson Road, Reading, RG1 4PL

6 Representations were received in response to two rounds of consultation, one on the original two dwelling proposal, the second on the single dwelling revised proposal. Matters raised are summarised below:

"Over-development and overcrowding of the site - particularly as it is out of character in the area.

- Overlooking and loss of our privacy, due to the new proposed building over looking into our garden and house.

- Loss of light and overshadowing of our house and garden which will be a direct consequence of the new building.

- The new building proposal does not fit in with the character of the surrounding buildings, especially the buildings of 95, 97 and 99.

- Adequacy of parking , parking is already over-subscribed on Fatherson Road , the addition of another dwelling will add to more parking pressure for the surrounding area and residents."

"1) 95/97 are Grade 2 listed historic semi-detached buildings , the new proposed building is out of character with the existing properties as well as number 99. The design is out of character and appearance with 95/97 and 99 and will look very out of place with the beautiful grade 2 listed buildings and will have a negative impact and

adverse effect on these buildings of heritage and the immediate area surrounding area of these buildings.

2) The planned proposal will be overlooking our house and garden causing a significant loss of privacy in our house as well loss of privacy in the use of our garden at number 95.

3) Proposed Building would cause a significant loss of light in our garden and house (number 95) , which have sash windows that do not allow a lot of light into the house, and cannot be changed due to them being part of the heritage of the grade 2 listed building.

4) Unacceptable high density and over development of the site and area as it involves loss of the original gardens (of 97 and 99) and space and open aspect of the neighbourhood , thus contributing to look of cramped and over built area.

5) Noise pollution from additional residents in the proposed building . As 97 and 99 are already rented out with multiple bedsits in number 97 and 99 causing noise at inappropriate times , causing disturbances.”

“Adding stories to this building will invade privacy into my garden as well as cause large amounts of disruption and noise when I have a newborn baby. Furthermore, the current state of this property and tenants isn't in good condition, the bins are constantly overflowing whereby vermin are seen running across the front gardens which clearly poses a health risk. Additionally, there is drug misuse going on by tenants and already noise disruption. It is significant to point out that the landlord has never done anything to remedy this. I believe erecting two stories to this building as well as any works is going to cause further disruption, remove any privacy left in my own garden, as well as pose room for further tenants to add to the mess, vermin and drug abuse going on at this property. If the landlord could not control current tenants, the amount of rubbish and even maintain the vegetation in the front garden, how is this going to improve by adding to this building?”

“1. Light pollution and blocking - during the day this will have negative affect on the surrounding area due to the blocking of light. At Night this will cause more light pollution and have the proposed property lights shine into my Garden / House.

2. : The buildings of 95 / 97 are grade 2 listed and of heritage , the development on the rear would be out of character with the houses including our house number 95, and would not fit in with the building of 95 , 97 and 99 and the surrounding area.

3. This would lead to a cramped development and not be suitable for area / parking and cause much congestion on the single lane road Fatherson road especially as the Nursery operates.

4. This would have a serious impact on our loss of privacy , The proposed building would give us a feeling of being overlooked in our house and garden and will further destruct my Mental health...

5. The building of 97 and 99 are bedsits and already fully occupied with tenants causing noise at unreasonable times the current owners do not care for the property or local neighbours the bedsits are overpopulated and result in anti social behaviour - I have witnessed Drunk people , people smoking drugs both Marijuana and crack cocaine and dumping litter which has now caused a rat infestation (i have reported this several times to council please review reference 715014 as latest) These are not ideal conditions for any neighbour ... and there is a nursery with infant children neighbouring the property.

6. The tenants of buildings 97 and 99 park at the rear and front , causing disturbance late at night and very early in the mornings , added parking from the proposal, would cause further noise pollution , especially as the windows in the houses are listed and cannot be changes so very thin. This will also cause much distress to the local on street parking which is already overcramped.

7. Please note that the other address 18 Fatherson road is a Property development business that supports this planning permission wether that be due to some of of

Cronyism I am unaware but they are not a family that have been living here for 20+ years like we have been but rather a business so this will not affect them as such. Please do not approve this we have lived here for 4 Generations now and object all changes to the local area especially these with negative repercussions for us living at 95."

"It appears that the owner does not care for the properties and is simply just trying to fill up as much space as possible to make this a cash cow without any regard for the local neighbours or community area."

"This revised second attempt at a proposed development on this site seems to address the issues previously raised but at the expense of design. The revised proposals are much smaller than the character of the local area and with very different language of built form which now looks jarring.

The Listed Building Application issue previously raised is still relevant to this application as a development in the curtilage of a Listed Building (see my previous comments for further information).

The proposals are now for a smaller building which is a single 2-bed 4-person residential development with associated amenity space and rooflights/frosted glazing to prevent overlooking of the nursery. The building now has sufficient space from the boundaries to be built and respects the 45degree rule.

As a single 2-bed 4-person residential development the requirement is only for one parking space and two are provided, though one will be lost on the street which has restricted parking and is currently oversubscribed.

Please bear in mind that one of the spaces on the street will still be lost unless one of the spaces proposed is marked as for use by residents on Fatherson Road."

"I'd like to show my support for this planning application. It will be a large improvement on the current street scene. The proposed landscaping looks nice and will tidy up this section of the street. Also making good use of the current empty space. The design of the building looks nice and will compliment the many different types of houses that are currently on the street. I feel it will definitely improve the character of the area and will be a nice addition to fatherson road."

"This second attempt at a proposed development on this site is an improvement on the previous application, however, there are still some issues that need to be resolved.

97 London Road is still a Listed Building and such listings include any item in the curtilage of the building, which includes the back garden of the property.

I assume that, as this is within the curtilage of number 97 London Road, that the application would be subject to Listed Building Consent; I do not remember seeing an application for the removal of the garden to the rear of 97 London Road, which should be 19m from the back of the main part of the building (see the Map at Listed Building Reference 1113508

http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1113508&resourceID=5

Though the plans would improve the street scene - creating more of a link in build form between Fatherson Road and London Road, there are still a few details which have been overlooked which normally would need to be addressed within a development in a residential area.

Fatherson Road has on street parking restricted to 2 hours during the day with spaces are limited and oversubscribed, especially in the morning and early afternoon when the Nursery starts and finishes. The proposals indicate two off road parking spaces but these would require the loss of at least one on street parking space.

The site plan still seems to show that there will be very little external amenity space provided for the proposed units (the Reading Local Plan disregards front garden space

as worthwhile amenity space) and we are a little concerned about potential overlooking / daylight sunlight issues for the existing residential units at number 97 and 99 (there seems to be no consideration for the 45% rule or allowance for 15m between the rear of the existing units and the proposed unit) and the nursery at 22 Fatherson Road.

Though the road parking situation may be currently lighter due to COVID-19 this is an anomaly and records from before COVID-19 or a percentage increase should be used for parking surveys.”

“1: The buildings of 95 / 97 are grade 2 listed and of heritage , the development on the rear would be out of character with the houses including our house number 95, and would not fit in with the building of 95 , 97 and 99 and the surrounding area.

2: The proposal by sitting and layout would result in a cramped form of development in the rear of the buildings

3: The proposal would have a serious impact on our loss of privacy from the windows of the proposed building, overlooking into our garden and house at the rear.

4: The proposed building would give us a feeling of being overlooked in our house and garden.

4: The development would cause a significant loss to the level of sunlight and daylight to our garden and house

5 : The design of the proposal looks too dominant and overbearing , and is not in keeping with the existing houses of 95,97 and 99.

6: The building of 97 and 99 are bedsits and already fully occupied with tenants causing noise at unreasonable times.

7: The tenants of buildings 97 and 99 park at the rear and front , causing disturbance late at night and very early in the mornings , added parking from the proposal, would cause further noise pollution , especially as the windows in 95 are old style sash as it's a listed building.”

“. The proposed plan would invite more people to a already densely populated area we have lived here for over 17 years and had the addresses listed have people coming in and out at all hours creating noise and smoking drugs.

3. We take pride in our house being over 200 years old as a Grade 2 listed house we often have requests of people taking photographs of the architecture of the house both from the front of the house and rear. This planned permission will change the outlook of our house from the rear.

4. Light is a major concern with my brother and rest of my family. We do not want further natural light blocked out due to a new building. My brother finds serenity in our rear garden living on a busy road this further building will not allow this any more and if possible I would also like to object the neighbouring HMOs as these are not kept well and are used purely to make money. Buildings like these with character and over 200 years old should be taken care of and cherished.

4. Privacy is a huge thing as you can understand especially with my brothers conditions I , my mother and the rest of my family are very private people.

As you can appreciate everyone would like privacy in the compounds of their home we already have a lack of privacy due to next doors HMO and constant people in and out the proposed permission will allow direct view into my brothers room my mothers room and the rest of our house as well as the garden I strongly do not feel comfortable about this as this would mean we now have 0 privacy in our garden. We currently have one blind spot were the neighbours are unable to see us were we usually sit however this planned building will give insight into this also.

If you look at the planning permission you can see their proposed building would tower over 50% our garden and make us essentially closed into buildings all around us this is really not fair we are a good hard working family who love our house that we have lived with 3 different generations.”

RELEVANT PLANNING POLICY AND 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. Material considerations include relevant policies in the National Planning Policy Framework (NPPF).

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have 'special regard' to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The development plan for this Local Planning Authority is the Reading Borough Local Plan (November 2019). The relevant policies are:

CC1:	Presumption in Favour of Sustainable Development
CC2:	Sustainable Design and Construction
CC3:	Adaptation 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
EN1:	Protection and Enhancement of the Historic Environment
EN2:	Areas of Archaeological Significance
EN6:	New Development in a Historic Context
EN10:	Access to Open Space
EN12:	Biodiversity and the Green Network
EN14:	Trees, Hedges and Woodland
EN15:	Air Quality
EN16:	Pollution and Water Resources
EN18:	Flooding and Drainage
H1:	Provision of Housing
H2:	Density and Mix
H3:	Affordable Housing
H5:	Standards for New Housing
H10:	Private and Communal Outdoor Space
H11:	Development of Private Residential Gardens
TR1:	Achieving the Transport Strategy
TR3:	Access, Traffic and Highway-Related Matters
TR5:	Car and Cycle Parking and Electric Vehicle Charging

Relevant Supplementary Planning Documents (SPD):

Affordable Housing SPD 2021

Sustainable Design and Construction SPD

APPRAISAL

Principle of development

The site is previously developed. The previous appeal did not question the loss of the garden land in principle.

Design considerations and effect on character

A key consideration is the effect of the proposal on the setting of the listed buildings at 95 and 97. The previous appeal inspector found that the openness of the land currently allows views across to the rear of the listed buildings and the relatively long original gardens remain discernible.

The current proposals have undergone significant revision during the course of the application and now represent a relatively small single dwelling with low eaves and much of the first floor accommodation contained within the roofslope. The footprint is also much reduced compared with the appeal scheme with the building pushed towards the northern end of the site. It is considered that the scale of the building is much reduced compared with the appeal scheme, which was three storey and extended much closer to the rear of nos 97 and 99 London Road.

It is acknowledged that the ideal might be to retain the gardens undeveloped and restore them to their original landscaped appearance, however it is apparent that the existing situation is far from achieving this and the land appears unkempt and is only a benefit due to its open character rather than its appearance. It is considered that the revised proposals are now sufficiently small in scale such that they would no longer dominate the setting of the listed buildings, or appear overly prominent within the street scene. The rear of the listed buildings would remain visible and the subservient scale of the building would give the impression of a newer building set within the grounds of the larger frontage buildings. The open character would be sufficiently maintained with opportunities for improved landscaping offering an opportunity for aesthetic enhancement.

It is acknowledged that the reduced scale results in an appearance and architectural design which is not in keeping with larger buildings in the street, however it is considered that the scale is now reduced to such an extent that this diminutive character allows for a different style of building which would fit ‘quietly’ within the street scene rather than dominate and would not disrupt the overall character.

The refused, dismissed appeal scheme 181373:



Revised current proposal:



The quality of the materials and detailing, as well as landscaping will be an important component of the acceptability of this proposal. It is therefore recommended that conditions are imposed requiring details and samples of materials to be submitted for approval prior to commencement. It is also necessary to secure specific landscaping details by condition, pre-commencement, particularly in respect of the front garden boundary wall, gate and railings treatment and landscaping associated with the parking area, which will require softening and integrating within the development. The rear garden offers opportunity for tree planting and this should also be secured within the condition.

It is noted that the scale of the proposals has been much-reduced compared with the appeal scheme and the reduction in scale is considered to be just sufficient to preserve the setting of the listed buildings at 95-97 London Road and maintain and enhance the character of the area.

The proposals are considered to be in accordance with Policies CC7, EN1 and EN6 on this basis.

Impact on residential amenity

It is considered that the reduced scale described above would result in a building which is less overbearing on surrounding dwellings and would be acceptable in that respect. Similarly, the proposals would not result in harmful overshadowing of gardens or windows.

The first floor accommodation would have the potential to result in overlooking to neighbours and the garden of 95 London Road and the rear of 97-99 London Road and 22 Fatherson Rd in particular. A condition is recommended to require the first floor

windows to the west and south elevations serving a landing and bedroom to be obscure glazed and fixed shut below 1.7m above first floor finished floor level. This is considered sufficient to avoid harm to the privacy of the adjoining children's nursery use at 22 Fatherson Rd, 95, 97 and 99 London Road. The bedroom with the obscure window would also benefit from a rooflight and it is considered that reasonable daylight and outlook would be maintained for occupiers, to avoid feeling hemmed in given the reasonable outlook generally within the proposed house.

With regard to Policy H5, the nationally described space standards for a 2 bedroom 4 person house are a minimum standard of 79 square metres. The proposal provides approximately 95 square metres internally with reasonable layout and internal spaces provided.

A suitable garden area will be provided to serve the single dwelling and would provide space for the requirements described in Policy H10. The surrounding area is characterised by a wide range of garden sizes with large gardens at 93 to 99 London Road but significantly smaller gardens at 3 to 17 London Road. The proposal would reduce the gardens serving numbers 97 and 99 London Road. Particularly no.99 However it is apparent from the current condition that the land at the northern end of the garden has not been well used as a garden. A review of Google Streetview shows that the land has been used consistently for informal parking including most of the garden of no.99 since at least 2009. The appearance is consistent with this. On balance it is considered that suitable gardens would be retained for nos 97 and 99.

Concerns raised by neighbours about crime and anti-social behaviour are noted. It is considered that the redevelopment of the existing unkempt, unsecured plot would be unlikely to worsen security, and occupation of the land by a dwelling would be likely to improve security.

On the basis of the above assessment it is considered that the proposals would not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in accordance with Policies CC8, H5 and H10.

Transport

Parking for two cars is provided on the proposed driveway to serve the proposed dwelling. This is considered sufficient to address the concerns of the Highway Authority which related to the original two dwelling proposal. It is also noted that the site is within a short walk of the main bus route on Queens Road. The Access is moved to the south but is similar to existing in its effect. It will be for the Highway Authority to manage any reconfiguration of on-street parking bays. A condition requiring electric vehicle charging is recommended. Details of cycle storage and bin storage should be submitted. A less visually prominent location for these is preferable to be secured by condition. The highways and transport aspects of the proposal is considered acceptable on this basis in accordance with Policies TR1, TR3 and TR5.

Landscape/ecology

The site provides opportunities for soft landscaping to enhance the appearance of the development and wider street scene. A detailed landscaping scheme to include details of front wall, railings and gate; details of hedging and other planting to front garden; details of hedging and other planting around the parking area; details of tree planting should be submitted. The current indicative landscaping could be improved and this should be reflected in the condition. In accordance with Policies CC7, EN1, EN12, EN14, EN15 and EN18.

Affordable Housing

A financial contribution towards Affordable Housing to fund provision elsewhere in the Borough is required in accordance with and for the reasons set out within Policy H3 and the adopted Affordable Housing SPD 2021. The amount is equivalent to 10% provision on site.

A S106 legal agreement is required to secure this, with Heads of Terms as follows:

“To secure payment of £13,000 [thirteen thousand pounds] towards the provision of Affordable Housing within the Borough of Reading. Payable prior to first occupation of the development and index-linked from the date of the agreement.”

A £400 monitoring fee is also required.

Equalities impact

When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. The specific needs of the neighbours referred to in their objections have been taken into account. It is considered that the revised design together with restrictive conditions would reduce any impacts to an acceptable level. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

CONCLUSION

The proposals have been revised during the course of the application and now represent a significant reduction in scale and visual impact compared with the previous versions and also the design dismissed on appeal in 2019. It is considered that the current proposal would not harm the setting of the listed buildings at 95 and 97 London Road and would fit acceptably within the streetscene and without disrupting or harming the character of the area. The layout and spaces created would allow for appropriate landscaping, to be secured by condition.

The proposals would not harm the amenity of neighbouring occupiers, subject to the recommended conditions and the design is sufficient in terms of the standard of amenity for future occupiers of the dwelling.

The highway impacts are considered acceptable.

The environmental sustainability of the scheme is acceptable with technical standards to be secured by condition.

A policy-compliant contribution towards Affordable Housing is secured.

It is recommended that full planning permission should be granted for the proposed development, subject to the following conditions and subject to completion of the s106 legal agreement.

Case Officer: Steve Vigar

CONDITIONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

PL01 Location Plan dated 12 August 2020

PL-03 Existing and Proposed Block Plan dated 4 May 2021

PL-07 Rev.01, Proposed Drawings, dated 4 May 2021

PL-11, Rev.02 Street scene, dated 24 November 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development shall commence beyond foundation level until a schedule and samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved schedule and samples unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the setting of the adjacent listed buildings; and ensuring the new development responds positively to the local context and character in accordance with Policies EN1, EN6 and CC7 of the Reading Borough Local Plan 2019.

4. (PC) The development hereby approved shall not be commenced, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;

i) Provisions to be made for the control of noise coming from the site during demolition and construction;

j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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.

5. Notwithstanding the approved drawings, the development hereby approved shall not be commenced beyond foundation level until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. means of enclosure including details of the front boundary wall, railings and gate shown on the approved drawings and a visually appropriate enclosure to the private garden areas,

b. Hard surfacing materials,

c. Soft landscaping details to include planting plans, (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. Plants to include at least one native species tree and planting to soften and integrate the parking area within the development.

d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

f. an implementation timetable for all landscaping works.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details and implementation timetable.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual amenity of the area, setting of listed buildings, and environmental qualities in accordance with Policies EN1, EN6, CC7, EN14 and EN15 of the Reading Borough Local Plan 2019.

6. No development shall commence beyond foundation level until details of biodiversity enhancements, to include integral bat boxes and swift bricks on

the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 and paragraph 175 of the NPPF.

7. The dwelling hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

8. The development hereby approved shall not be commenced (except demolition) until full details of the vehicle access serving the development has been submitted to and approved in writing by the Local Planning Authority. The vehicle access shall thereafter be constructed in accordance with the approved details prior to first occupation of the dwelling.

REASON: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Local Plan 2019.

9. Notwithstanding the approved drawings, the dwelling hereby permitted shall not be first occupied until details of a visually unobtrusive, secure and covered bicycle store within the site have been submitted to and approved in writing by the Local Planning Authority. The store shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be maintained and retained as approved solely for bicycle storage at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

10. Notwithstanding the approved drawings, the dwelling hereby permitted shall not be first occupied until details of a visually unobtrusive, secure refuse and recycling store within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include vermin control measures. The store shall be provided in accordance with the approved details prior to first occupation of the dwelling and shall be maintained and retained as approved solely for refuse storage at all times thereafter.

REASON: In the interests of the visual amenity of the area to ensure that bins can be easily accessed when required in accordance with Policies CC5, CC7, EN1 and EN6 of the Reading Local Plan 2019.

11. The dwelling hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the dwellings. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new dwellings, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

13. The development hereby approved shall not be commenced (except demolition) until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwelling from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the dwelling hereby approved is occupied.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

14. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to

1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.
REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no change of use to a Class C4 house in multiple occupation shall take place without the further grant of planning permission from the Local Planning Authority.

REASON. To ensure appropriate standards of amenity for future occupiers in respect of the size of dwellings and the impacts on adjoining occupiers in accordance with Policies H5, H8 and CC8 of the Reading Borough Local Plan 2019.

16. The dwelling hereby approved shall not be first occupied until the landscaped amenity garden area surrounding the building has been provided in accordance with the approved drawings. The garden area shall be retained and maintained as approved and shall remain accessible for amenity purposes to all occupiers of the development at all times thereafter.

REASON. To ensure provision of appropriate outdoor amenity space to serve the development in accordance with Policy H10.

17. The development hereby permitted shall not be first occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling hereby permitted have achieved a minimum of a 19% improvement in the 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 higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

18. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration including windows or other openings), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be

carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

REASON: Due to the constrained nature of the site and as unrestricted development could harm the setting of the adjacent listed buildings, harm the amenity of future occupiers, harm neighbouring amenity, and harm the appearance of the dwelling and streetscene and should therefore be controlled in accordance with Policies EN1, EN6, H10, CC7 and CC8 of the Reading Borough Local Plan 2019.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the dwelling hereby approved shall not be first occupied until the west facing and south facing windows at first floor level have been fully glazed with obscured glass and those windows shall not be openable (at any time) below a height of 1.7 metres when measured from the floor level of the room within which they are located (in the case of the landing window above the stairs, the finished first floor level). The windows shall be permanently retained and maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.