

## Delegated Report

Ward: Battle

App No.: 211929

Address: 200 Tilehurst Road, Reading

Proposal: Various external alterations including two storey rear extension and provision of box dormer, to facilitate conversion from 5 residential units to 3x1 bed and 3x2 bed flats, with associated landscaping and additional vehicular access onto Walkers Place

Applicant: Yeulet Properties

Deadline: 11/02/2022 Extended to 16 September 2022.

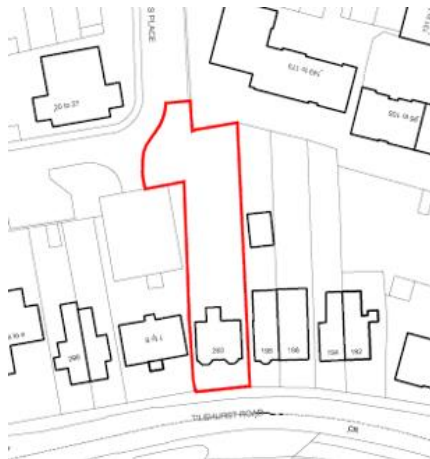
### **RECOMMENDATION:**

**Grant, subject to S106 agreement for affordable housing and conditions.**

## 1. INTRODUCTION

Site lies on the north side of Tilehurst Road opposite the English Martyrs Church and close to the junction with Liebenrood Road. The large victorian house has lain vacant for a couple of years beyond a small garden area. Rear garden extends some distance to the north with access from Walkers Place. This is not conservation area or the property a listed building.

The last use of 200 Tilehurst Road was as 5 residential dwellings (4 x 1 bed and 1 x 2 bed) arranged over the ground, first and second floors. To the east is 198 Tilehurst Road which comprises a residential dwelling converted into flats. To the west is 1-6 Walkers Place, a block of flats. Their car parking area and access is via Walkers Place.



**Site Location Plan**

## 1. PROPOSAL

- 1.1 The application proposes to construct a 2-storey rear extension with replacement flat roof dormer to provide 6 residential units.

The proposal would comprise of the following:

- 3 x 1 Bedroom Units; and
- 3 x 2 Bedroom Units.

To the rear, there would be a new vehicular access, off road parking, secure bicycle storage, a communal garden area. To the front, the existing brick boundary wall would be rebuilt, allowing for a new pedestrian access and a communal refuse area.

The rear extension would replace an existing smaller rear extension and dormer. Proposed new extension would be 5.5 metres deep at ground floor reducing to 4.2 metres deep on first floor. Small pitched roof on rear to join elevations. Eaves height at first floor c6.2 metres rising to 7.7 metres at ridge. Full width box dormer added to roof 10 metres wide by 2.5 metres high. Dormer leads to roof terrace accessed by top floor flat.



Proposed rear elevation

Submitted Plans and Documentation:  
Received 17 December 2021  
Design & Access Statement

Received 30 November 2021  
21007-LO-001 Location Plan  
21007-SU-001 - Existing Block Plan  
21007-SU-002 - Existing basement plan  
21007-SU-003 - Existing ground floor plan  
21007-SU-004 - Existing first floor plan  
21007-SU-005 - Existing second floor plan  
21007-SU-006 - Existing roof plan  
21007-SU-007 - Existing front and east elevations  
21007-SU-008 - Existing rear and west elevations  
21007-SU-009 - Existing Section  
21007-DD-003 - Proposed Ground floor plan  
21007-DD-004 - Proposed First Floor Plan  
21007-DD-005 - Proposed Second floor Plan  
21007-DD-007 - Proposed Front and East Elevations  
21007-DD-008 - Proposed Rear and West Elevations

Amended plans  
21007-DD-001.1 - Rev A Proposed site plan & front wall elevations  
21007-DD-001- Rev B Proposed Site Plan

Revised plans (Rev A) provided on 30 May and 8 June 2022 to respond to comments as summarised below:

- The access road to the car parking to the rear has been widened (to 4.1m), we have shown visibility splays (43m) and the proposed cycle storage area has been updated. A Construction Method Statement can be produced, however, at this stage we would prefer this to be a 'pre-commencement planning condition'.
- The landscaping has been updated to show a bit more detail.

## 1.2 Community Infrastructure levy (CIL):

In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. The increased floor area to enable the 6<sup>th</sup> flat to be provided is 70.5 sq.m.

## 2. PLANNING HISTORY

None on record for 200 Tilehurst Road

**211322 198 Tilehurst Road** - Permission Granted 1/2/22 for second floor rear extension, replacement of windows and doors and refurbishment and internal alterations to 6 flats.

## 3. CONSULTATIONS

**Statutory - none required**

**Non-statutory -**

**Landscape -**

This site is located within the Air Quality Management Area and the low canopy cover ward Battle and Tilehurst Road is a Treed Corridor, all of which make tree retention and planting important factors in assessing this application. For context, canopy cover in Battle ward is ~7% and the Tree Strategy aim is that all wards exceed 12% canopy cover by 2030.

With reference to the Planning and Affordable Housing Statement Ref. 21007/3\_1/Yeulet Properties and the Proposed Site Plan (block plan) Drg. No. 21007 - DD - 001, the following are noted: The planning statement acknowledges Reading Borough Local Plan policies EN12 and EN14 as relevant to this proposal (page 6) and states that external areas are to be re landscaped (page 10) but provides no information on existing or proposed trees. However, the proposed site plan indicates that at least 21 trees (T1 to T20 and T22 on the Existing Block plan on which they are not properly represented) on the western site boundary will be removed to enable development. The plan is unclear on the frontage trees situation - these grow close to the low brick wall provisioned to be rebuilt. Although the trees are very important in the area given the policy context explained above, no arboricultural report has been submitted to assess the overall impact of the proposal on tree vegetation, which it should have (ref validation checklist). There appears to be, for example, a Birch in the shrub bed adjacent to Walkers Place not accounted for. For information, normally we agree to some tree removal to enable development when it is reasonable to do so, but this application proposes the removal of all tree vegetation in the rear garden without even providing a tree survey.

Until an arboricultural impact assessment and a landscaping plan demonstrating replacement planting provisions to the necessary tree loss (which should be reduced as much as possible) are provided, the application is not supported in terms of trees and landscaping.

***Officer comment - Additional plans were submitted and amended comments provided:***

Previous Natural Environment comments raised concerns with a Birch tree near the proposed rear driveway and requested a Tree Survey and an AIA for clarity.

With reference to the Arboricultural Impact Assessment for 200 Tilehurst Road Reading Ref: PB/AMS-22/07.04 and the BS 5837:2012 Tree Survey For 200 Tilehurst Road Reading Ref: PB/5837-22/07.04 both dated 7 July 2022, the following are noted:

There appears to be a contradiction between the findings of the Tree Survey and Mr Munnings' e-mail of 30th May 2022 in relation to the Leyland cypress hedge growing along the western boundary. The Survey indicates this to be a mature, overgrown hedge (group 6) while Mr Munnings stated, 'the numerous conifer/cypress trees running [...] down the side of the property were cut down a number of years ago [...] (these, however, have since sprouted)'. I acknowledge, however, that this Leyland cypress hedge is in a poor condition and is classified as category U (unsuitable for retention) based on the British Standard 5837:2012.

As such, this group of trees G6 will be removed partially to enable development and partially due to their poor condition, which is agreeable.

The AIA demonstrates that retention of T1 - T5 during and following development is suitable and we can secure the AMS details via condition.

For future reference, please let the agent know that we will be requiring the 'no dig drive' to be provisioned across the entire width of the new driveway. The driveway is located on existing soft landscaped area where it is more likely for the tree's roots to have developed than in the hard surfaced areas on Walkers Pl, i.e. the circular RPA shown is unlikely to reflect reality. This advice should be taken into consideration when submitting the AMS for discharge of condition. The AMS should also address how this raised level will be married with the road.

I note paragraphs 5.2.3 and 5.2.4 of the AIA discuss potential level grading within the RPA of T2 in order to enable the installation of the no-dig cellular confinement system. If level changes are necessary within the RPA of T2, any future AMS should address this and demonstrate that tree retention is still suitable in this context.

In conclusion, the application is now supported in terms of trees and landscaping, subject to conditions L2 and L7 to secure landscaping details and an Arboricultural Method Statement.

### **Ecology -**

Photographs of the site were shared with the ecologist who was able to confirm that "Based on these photos it would appear that the risk of bats being affected by the proposals is minimal and there are no objections to the application on ecology grounds".

### **Transport -**

Tilehurst Road is a classified road and is a main transport corridor. The site is located within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.

This development seeks to convert 5 residential units to 6 residential units. In accordance with the Councils current Parking Standards and Design SPD each unit should be provided with 1 off street parking space. Submitted Site Plan 21007-DD-001 illustrates 6 parking spaces and a turning area; The number and the dimensions of the parking spaces and forecourt depths conform to the Councils current standards and therefore deemed acceptable. A new access from Walkers Place (which is a unadopted road) is proposed to serve the parking area. Submitted site plan 21007-DD-001 illustrates the width of the proposed access as 3.6m wide. In order for cars to be able to exit and enter the site the access would need to be 4.1m wide, therefore plans are required illustrating the revised width. As a new access it being introduced visibility splays of 2.4m x 43m are required to be illustrated on plans.

The Council's 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.

There are a number of trees on site that would be affected by the proposed works, therefore the Natural Environment Officer should be consulted to ascertain risk of damage to trees and roots.

The Site plan identifies that an 8 vertical storage system is to be provided. While the number of storage spaces exceeds the current standards, Transport would not support the use of vertical storage for residential developments. Secure and covered storage should be provided utilising Sheffield type stands. Stands should be set back a minimum of 500mm from the wall. Typical Cycle Layout Revised plans are required illustrating cycle storage.

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. Bin storage and collection has been illustrated at the front of the site (fronting Tilehurst Rd) which is reflective of the arrangements for other properties on the road. It is recommended that the Councils Waste and Recycle Team are contacted to ensure the correct capacity and type of bins are provided.

Given the location of the development site a CMS would be required.

To be able to fully determine this application please ask the applicant to address the comments above and submit revised plans.

***Officer comment: In response to amended plans:***

Plans now illustrate that the access to the car parking to the rear of the site has been widened to 4.1m which is deemed acceptable. Visibility splays are also acceptable. 6 parking spaces are proposed.

However further clarification is required regarding the cycle storage area, are the proposed Sheffield stands in an enclosed unit and where are the doors i.e. which direction do they open. I am happy to deal with this by way of condition.

Suggested Conditions and Informative:

- C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)
- DC1 VEHICLE PARKING (AS SPECIFIED)
- DC3 VEHICULAR ACCESS (AS SPECIFIED)
- DC6 CYCLE PARKING (TO BE APPROVED)
- DC20 PARKING PERMITS 1
- DC21 PARKING PERMITS 2

### **3.1 Public**

The following were written to and site notice displayed.

16 Walkers Place, Reading, RG30 2RY  
196 Tilehurst Road, Reading, Berks

198 Tilehurst Road, Reading  
2 Walkers Place, Reading, RG30 2RY  
5 Walkers Place, Reading, RG30 2RY  
7 Walkers Place, Reading, RG30 2RY  
8 Walkers Place, Reading, RG30 2RY  
9 Walkers Place, Reading, RG30 2RY  
10 Walkers Place, Reading, RG30 2RY  
19 Walkers Place, Reading, RG30 2RY  
**PROSPECT COMMUNITY CHURCH**

No comments received.

#### **4. RELEVANT PLANNING POLICY AND GUIDANCE**

4.1 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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

4.2 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  
CC5: Waste Minimisation and Storage  
CC7: Design and the Public Realm  
CC8: Safeguarding Amenity  
EN1: Protection and Enhancement of the Historic Environment  
EN14: Trees, Hedges and Woodland  
H1: Provision of Housing  
H2: Density and Mix  
H3: Affordable Housing  
H5: Standards for New Housing  
H8: Residential Conversions  
H9: House Extensions and Ancillary Accommodation  
H10: Private and Communal Outdoor Space  
TR3: Access, Traffic and Highway-Related Matters  
TR5: Car and Cycle Parking and Electric Vehicle Charging

4.3 Relevant Supplementary Planning Documents (SPD) are:  
Affordable Housing SPD 2021

#### **5. APPRAISAL**

**The main matters to be considered are:**

- Principle of the development
- Housing Mix
- Design and appearance
- Living conditions of future residents and neighbouring properties
- Transport issues
- Landscaping
- Sustainability
- Affordable Housing

### **Principle of development**

- 5.1 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. Policy CC1 reflects this approach and it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings.
- 5.2 The property was probably a single dwelling when originally built but converted in the past to 1 bed flats. There is no planning history record to confirm when. The property has been vacant for some time and the proposal seeks to renovate the existing house and extend to the rear and add new dormer to convert to 5 flats, of which 3 will be 2 bed units.
- 5.3 If considered against the Residential Conversions Policy H8 the property easily meets the criteria for conversion. The proposal is also in line with Policy H1 (Provision of Housing) as it will contribute to the housing need in Reading and by providing three units capable of accommodating families it complies with Policy H2 (Density and Mix) where paragraph 4.4.9 states “*homes with two or more bedrooms, capable of accommodating families, represent the majority of the need*”. The principle of the development is acceptable.
- 5.4 The principle of extending the property is also acceptable.

### **Housing Mix**

- 5.5 Policy H2 states that wherever possible, residential development should contribute towards meeting the needs for the mix of housing.

The scheme comprises 5 flats:

2 x 1 bedroom / 2 person

3 x 2 bedroom / 3 person

The proposed mix is therefore acceptable in this instance.

Policy H2 also states that residential development will be informed by:

- The character and mix of uses of the area in which it is located;
- Its current and future level of accessibility by walking, cycling and public transport;
- The need to achieve high quality design;
- The need to maximise the efficiency of land use; and
- The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

The site location and the proposed additional development will comply with Policy H2.

### **Design and appearance**

- 5.6 Policy CC7 states that “*all development must be of high design quality that maintains and enhances the character and appearance of the area*”. 200 Tilehurst Road is an attractive two storey detached property (with basement and part 3 storey at rear. It could qualify as being a Non-Designated Heritage Asset and it is unfortunate that the property has been unoccupied for so long. However, before that it was not very well maintained with an unattractive frontage to the street.
- 5.7 The proposal will see the property brought back into use and by using the rear access for resident’s parking will allow the frontage to be restored with rebuilt front boundary wall and landscaping.

- 5.8 The proposed rear extension is large (see above and also block plan below) but given the size of the property and rear garden and the relationship with the adjacent properties will not look out of scale. The proposal is therefore in compliance with Policies CC7 (Design and the Public Realm) and H2 (Density and Mix) of the Reading Borough Local Plan (2019).



#### **Living conditions of future residents and neighbouring properties**

- 5.9 Policy CC8 (Safeguarding Amenity) states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

#### **Impact on neighbouring properties**

- 5.10 The character in the immediate location is one of flatted development. Properties on either side and to the north are flats. The change to the parking layout will increase movements on Walkers Place but not to an unreasonable degree with all flats accessible by pedestrians/deliveries off Tilehurst Road.
- 5.11 The proposed rear facing balcony for the top flat has been carefully considered. Given the distance (excess of 25 metres) looking north to the flats to the rear and the orientation between properties on either side any loss of privacy is unlikely to be significant. There are new side facing windows at first floor level facing west but relationship with adjacent block limits any loss of privacy arising from these.

#### **Impact on future residents of the proposed flats**

- 5.12 The proposed new 6<sup>th</sup> flat will be slightly smaller than the nationally-described space standards in terms of internal floor areas but has the benefit of the walk out

balcony area and on balance the development is considered to be compatible with the objectives of Policy H5.

- 5.13 Stacking of the rooms is generally acceptable. Any noise and disturbance between rooms would be mitigated through Building Regulations. Adequate parking, bin stores and outdoor amenity space is provided with two of the 2 bedroom (family) flats having direct access to the rear garden while the top floor flat has the enclosed balcony area. It is relevant that Prospect Park lies within view to the south west of the property.
- 5.14 Taking all of the above into consideration the proposed development is considered to comply with Policy CC8.

#### **Transport issues**

- 5.15 Amended plans have been submitted to address the points raised by Development Control Transport. 6 parking spaces are required and proposed accessed from Walkers Place. At the front on Tilehurst Road a new access is shown for visitors or deliveries and bin storage area.
- 5.16 Space for cycle parking also proposed. Vertical cycle racks are shown but these are not acceptable as they can damage cycles with the Council's Transport section only accepting Sheffield stands. However, it has been confirmed that further detail of cycle parking can be secured by planning condition. Policies TR3 and TR5 are met.

#### **Landscaping**

- 5.17 As can be seen from the landscape comments above there were valid concerns raised about the trees required to be removed to gain vehicular access from Walkers Place and the loss of conifer trees on the Tilehurst Road frontage. The additional information submitted has satisfied the requirements for retention and replanting as practicable and therefore, subject to conditions the proposal now complies with relevant landscaping and tree protection policies. No ecological objections, however an informative can be used to remind of the need for care for bats when working in roofs.

#### **Sustainability**

- 5.18 In line with Policies CC2, CC3 and H5 proposals will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. No details have been submitted with the application however this can be dealt with by way of planning conditions.

#### **Affordable Housing**

- 5.19 The Council's adopted Policy H3: Affordable Housing states "*on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.*" The applicant has agreed to make a financial contribution of £48,800 based on the new towards providing affordable housing elsewhere in the Borough in accordance with Policy H3 of the Reading Borough Local Plan 2019. To be secured by a S106 agreement.

#### **Equalities Act**

- 5.20 In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual

orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

## **6. CONCLUSION**

- 6.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is to grant permission subject to S106 completed and relevant conditions.

Case Officer: Julie Williams