

DELEGATED APPLICATION REPORT

SITE ADDRESS: 153 Hemdean Road

APPLICATION NUMBER: 191100/FUL

PROPOSAL: Demolition of bungalow and erection of two storey, 4 bed dwelling

RELEVANT POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE

Legal and Planning Policy Context

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) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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). The Council's adopted Supplementary Planning Guidance and Supplementary Planning Documents are also material planning considerations.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance

Reading Borough LDF: Core Strategy (2008, altered 2015)
CS1, CS7, CS15, CS20, CS24, CS34, CS35, CS36, CS38

Reading Borough LDF: Sites and Detailed Policies Document (2012, altered 2015)
SD1 (Presumption in Favour of Sustainable Development)
DM4 (Safeguarding Amenity)
DM10 (Private and Communal Outdoor Space)
DM11 (Development of Private Residential Garden Land)
DM12 (Access, Traffic and Highway-Related Matters)
DM17 (Green Network)
CS36 (Biodiversity and Geological Conservation)
CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Plan as proposed to be adopted on 4/11/2019:

CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN16 Pollution and Water Resources
H3 Affordable Housing
H5 Housing Standards

H7 Protecting the Existing Housing Stock
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPD/SPG

Revised Parking Standards and Design
Sustainable Design and Construction

CONSULTATION RESPONSES

RBC Transport Strategy-seeks access and CMS details, conditions recommended
RBC Tree Officer - tree protection and landscaping scheme required
RBC Waste Manager-no response
RBC Environmental Protection Standing Advice applies.

RELEVANT PLANNING HISTORY

160088/FUL	Demolition of existing dwelling and construction of 4 no. semi detached (4 bed) dwellings.	REFUSED 6/5/2016. Appeal dismissed 20/2/2017
160959/FUL	Demolition of existing dwelling and construction of 3 no. detached dwellings, 2x 4-bedroom and 1x 3-bedroom. Resubmission of 160088	PERMISSION 4/1/2018 Not implemented
182199/NMA	Non-material amendments to 160959/FUL	AGREED 11/1/2019
190064/APPCON	Application for discharge of conditions 3, 4, 6, 9, 10, 12 and 15 of application 160959	CONDITIONS DISCHARGED 16/5/2019

Public consultation:

Site notice displayed on 28/7/19 by applicant.

Letters sent to: the following properties on Hemdean Road: Caversham Primary School, 151, 155, 180

One letter of support has been received:

“..support the application but do request that the border between 153 and 151 have a permanent fence put in place that provides both security and privacy..”

Officer comment: boundaries not proposed to be altered and boundary generally made up of hedging, which is sufficient and in any event, this is a matter for the landowners.

“There are many ways between the properties currently at the top of the gardens and currently 153 has open fence ways onto the public park at the rear”. This request will suit both the new property and that of the neighbours in 151. *Officer*

comment: the continuation of any fences for the application site is not connected to the neighbour's site. This is their responsibility.

"The proposed cover provided by trees and bushes would be deemed inadequate by both parties especially in winter." Officer comment: not clear on this point, although see below, a landscaping scheme for the site would be required by condition.

SUMMARY OF DISCUSSIONS WITH APPLICANT/AGENT (pro-active approach to the application)

Discussions to extend time, discuss CIL, request access arrangement plan.

APPRAISAL

The site

The application site is a large site on a slope on the eastern side of Hemdean Road. The significant landscaping and escarpment on this side of the road means that there is effectively no view of the existing bungalow from the street.



The site is markedly elevated from Hemdean Road and hidden behind a thickly-hedged rise, as are a number of properties on this stretch of the road. There is a walkway to Balmore Park which runs along the northern boundary of the site. The site currently contains a modest bungalow, reached by a steep concrete drive. Planning permission was granted in 2018 for the demolition of the bungalow and erection of 3x detached modern properties on the site, but despite discharging planning conditions, the applicant has not pursued that development.

Proposal and principle

The proposal is to demolish the present bungalow and erect one, large, contemporary detached house of more upright proportions, with ground and first floors. To the rear, the slope of the site means that the house would appear to be set down and at the front, more elevated. In terms of layout, the proposed dwelling would be on a very similar footprint to the existing bungalow, but it would be approximately twice as tall. However, as can be seen from the streetscene view, this height would not be discernibly different from the neighbouring dwellings and the dense frontal landscaping would mean that there would be no street views of the proposal. The levels shall be controlled via the plans, which include cross-sections and levels. In terms of height, layout and massing, the proposal is considered to be suitable.

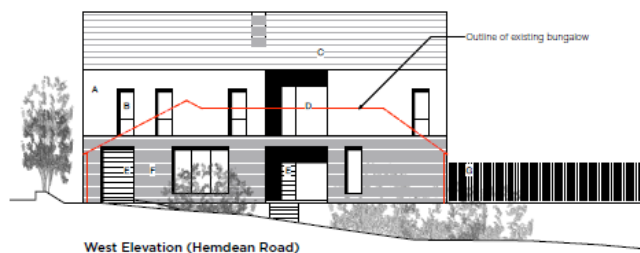
Amenity considerations

The site backs onto Balmore Park, but given length of garden at approx. 43m and drop in the land, there is not considered to be any appreciable negative impacts on the character of the open space. Given the orientation of neighbouring

properties and intervening distances the proposal will not have an adverse impact on the amenities of neighbouring properties or their gardens, so complies with DM4/CC8. There would be a sun terrace created on the southern side of the house, towards No. 151, but there is a thick hedgeline between and ample separation distance, therefore this too is considered to be suitable in terms of residential amenity. In terms of disturbance during construction, the applicant has re-supplied the originally-approved CMS and a site layout plan during construction for approval and condition. The standard hours of working condition would also be applied. Policies CS34, DM4 and CC8 are complied with.

Design and architecture

The contemporary design is not reflective of the environs and features deep, punched window reveals and eaveless roof. But the design ethos is very similar to the planning permission in 2018. This is a generous, relatively secluded site and there is no reason to assume that the landscaping towards the front of the site would be removed. The materials proposed for the house are the same as have been discharged for the earlier planning permission and are good-quality slate tiles, render, brick and an aluminium window systems. As such the design and architectural finish is considered to be in accordance with policies CS7 and CC7. Given space on the site, restrictions on Permitted Development are not required.



During the course of the application's consideration, the proposal has changed from possible the rebuilding and extension of the bungalow, to being clarified that this is a wholesale new-build property. In accordance with new Policy H5, new dwellings need to meet the enhanced building energy standards and adaptability standards. Conditions would be required. Given that these are emerging policies, no prior assessment (pre-commencement) condition is required, these are proposed as restrictive conditions only.

Transport and parking

Hemdean Road is a Classified Road. The present drive is steep and some 2.5-3m wide and drops abruptly to the back of the footway. The Highway Authority originally asked for details of the widened access, on the basis that this was mentioned in the DAS, but not supplied. A widened access was necessary for the previous permission, but when questioned, the Highway Authority agreed that the widened access is not strictly necessary for the replacement of a bungalow with a house. In any event, a plan has been supplied and this forms part of the plans in Condition 2 and the Highway Authority has approved it. Bins would need to be

brought down the slope and presented on the back of the footway on bin day, as with other houses with steep drives in this area.

Landscaping

In terms of the existing site, the development is much less intensive than the previous planning permission for three detached houses. No changes are proposed to the concrete drive, the boundaries, the front screening hedge/escarpment, etc. An arboricultural method statement was approved for the earlier permission and the applicant is happy to be bound by that. However, the proposed house is nearer the northern treeline than the northernmost one of the three houses previously approved, so a revised statement is required. A condition is recommended.

Any additional boundary treatment would effectively be repairs to a current chain-link fence in the hedgeline. This can be conditioned 'to match or otherwise submit'. The applicant has advised that no additional retaining walls are needed and there is no proposal at this time to alter the current garden levels (terracing, etc.). Overall, ground coverage on the site and permeable drainage will be good/no worse than existing.

Given the above, hard/soft landscaping would be minimal. However, there would still be areas where the hard and soft landscaping would need to be completed/sewn back together and there is no indication of this. Recommend a combined soft/hard landscaping condition, to include:

- Details of protection measures for retained vegetation around the perimeter for approval. Implementation of approved protection measures for the duration of development.
- Proposed soft/hard landscaping scheme and implementation details for approval.
- Scheme to indicate no removal of front hedge
- If new boundary fencing is proposed around the rear of the site this will need to include ground level holes to allow small mammals (particularly hedgehogs) foraging access across the site.

With this, the relevant environmental policies above are considered to be satisfied.

Ecology

No bats were found in the present building in the report for the previous planning permission, but the site is still very green and relatively open and will be screened/hedged. There are apparently open areas towards Balmore Park and whilst the neighbour may have concerns for these, in ecological terms, such openings are good, as they allow uninterrupted mammal routes.

Contributions

No affordable housing contribution is payable on the basis of a one-for-one replacement of the bungalow with a house. However, this would not be the same if the structure was subdivided into two (or more) properties. For this reason, a controlling condition is recommended, policies CS17, DM6 and H3 apply.

This is a sizeable increase in floorspace over the existing, more than doubling the original floorspace. The applicant has indicated that this is a self-building proposal and is requesting Self-Build Relief and he will need to apply separately for that once a CIL Liability Notice has been issued.

Equalities Act

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, sex, 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.

Conclusion/recommendation

The proposal is considered to be appropriate to the plot and the character of the area, subject to conditions.

RECOMMENDATION:

GRANT planning permission, subject to conditions:

Conditions:

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

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

1976_PLN_001 Rev. E Location Plan (received 8/7/19)

1976_SKE_191007_01 Proposed Site Plan Extension and refurbishment (received 7/10/19) [includes Ground Plan]

1976_SKE_190705_04 Proposed Plans & Elevations Extensions & Refurbishment

1976_SKE_190705_05 Contextual Site Section, Existing & Proposed Section YY

1976_SKE_190705_06 Contextual Site Section, Existing & Proposed Section XX

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The external materials to be used in the construction of this development shall be as follows:

- Reference No. 1976_SCH_930_Material Schedule B, prepared by Ayre Chamberlain Gaunt, received 15 February 2019
- Drawing No. 1976_ASD_600 Revision A, Assembly details window package, received 15 February 2019

- Guttering: Alutec - Alligator / Boxer gutter system (120mmx80mm profile) & flush fit square downpipe (72mm sq), all pre finished to paint colour RAL 1035 to match external metalwork, as detailed in e-mail dated 24 March 2019

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area.

Policies: CS7, CC7

4. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs 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 the interests of the amenities of nearby residents.

Policies: CS34, DM4, EN15, EN16

5. Construction of the development hereby permitted shall only be undertaken in accordance with the construction management plan entitled, '153 Hemdean Road Construction Management Plan', dated 7/10/19 and plan ref. 1976_GAD_121 'Proposed Site Plan, Site Logistics Plan' (undated, received by the Local Planning Authority on 7/10/2019).

The measures within the approved Plan and logistics plan shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety.

Policies: CS34, DM4, DM12, CC8, TR3

6. The parking and access arrangements as set out in the approved plans in Condition 2 above shall at all time be kept available and for parking at all time.

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.

Policies: CS24, DM12, TR3, TR5

7. No development hereby approved shall commence until a hard/soft landscaping scheme has been submitted to and approved by the Local Planning Authority to include:

- Details of protection measures for retained vegetation around the perimeter for approval;
- Proposed soft landscaping scheme and implementation details for approval;
- If any new boundary fencing is proposed around the rear of the site this will need to include ground level holes to allow small mammal foraging.

Reason: as no details have been submitted and in the interests of the character and appearance of the development.

Policies: CS7, CS36, CS38, EN12, EN14, EN18

8. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping scheme as set out in the approved plans and as may be approved by the details pursuant to Condition 7 above. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority. Hard landscaping shall be implemented in full no later than first occupation of the dwelling hereby approved.

Reason: in the interests of the character and appearance of the new development.

Policies: Policies: CS7, CS36, CS38, EN12, EN14, EN18

9. The dwelling hereby approved shall be built to the higher water efficiency standard as set out under Regulation 36(3) of the Building Regulations, with the dwelling to achieve at least a minimum of 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

Reason: to ensure that the development is carried out in accordance with sustainable building standards.

Policies: H5

10. The dwelling hereby approved shall be built to be accessible and adaptable in line with Part M4(2) of the Building Regulations.

Reason: in order to provide the opportunity for an adaptable dwelling.

Policies: H5

11. Notwithstanding the approved plans in Condition 2 above, there shall be no change to the layout of the dwelling hereby permitted which would involve subdivision of the dwelling into two (or more) dwellings without the prior written approval of the Local Planning Authority.

Reason: in order for the Local Planning Authority to control the intensity of use of the development in the interests of the amenities of the area and impact on the social infrastructure of the Borough.

Policies CS15, CS34, DM4, DM6, CC8, H3

Informatives to include:

- Positive and proactive
- Terms and conditions
- Pre-commencement conditions
- B Regs
- Complaints about construction EPA 1990
- Notwithstanding the notation on the plans, this development is a new build, not a refurbishment
- CIL: The submitted CIL form indicates that the applicant wishes to apply for Self-Build Relief. They will need to receive the Liability Notice, assume liability and then apply for relief. Relief is granted providing the relevant

criteria are met and at completion of the development, evidence must be submitted to prove that the developer is still eligible for the relief.