

DELEGATED REPORT

Ward: Peppard

App No.: 190592

Address: Land adjacent to Maytree Walk (rear of 292 Henley Road) Caversham, Reading.

Proposal: 4 bedroom residential dwelling on the land to the Rear of 292 Henley Rd. Access will be provide from Maytree Walk.

Applicant: Mr Timothy Kehoe

Deadline: 22/10/2019 - time extended to:13th August 2021 for S106

RECOMMENDATION:

Grant - subject to S106 for affordable housing contribution

INTRODUCTION

Maytree Walk a small residential road in the north of Reading. Maytree Walk has a range of dwelling with a varied style.

View of site looking towards Maytree Walk (from DAS)



PROPOSAL

The proposal is for a 4 bed detached house. Site is what was once the rear garden of 292 Henley Road. Long ago has been separated off and now forms part of Maytree Walk.

Submitted Plans and Documentation:

LOCPLAN	10 April 2019			
PROPLAN	10 April 2019			PL-01 Floor Plans
PROBLOCK	10 April 2019			PL-02 Block Plan
PROELEV	10 April 2019			PL-03 SW Side and Rear Elevations
PROELEV	10 April 2019			PL-04 N/E Side and Front Elevations

Design & Access Statement

Planning Statement

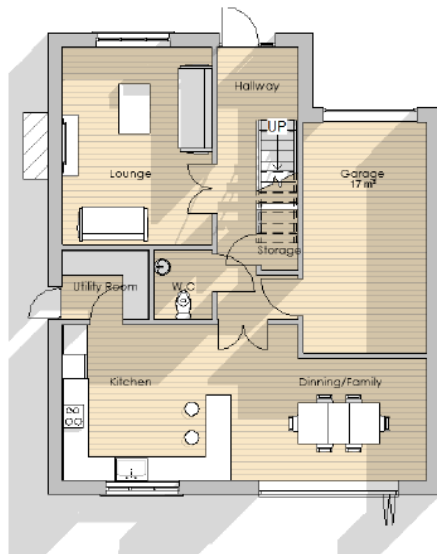
Street Scene elevation



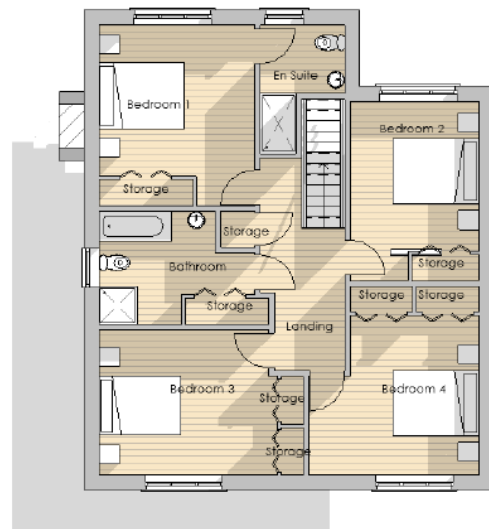
1. View of Front of dwelling



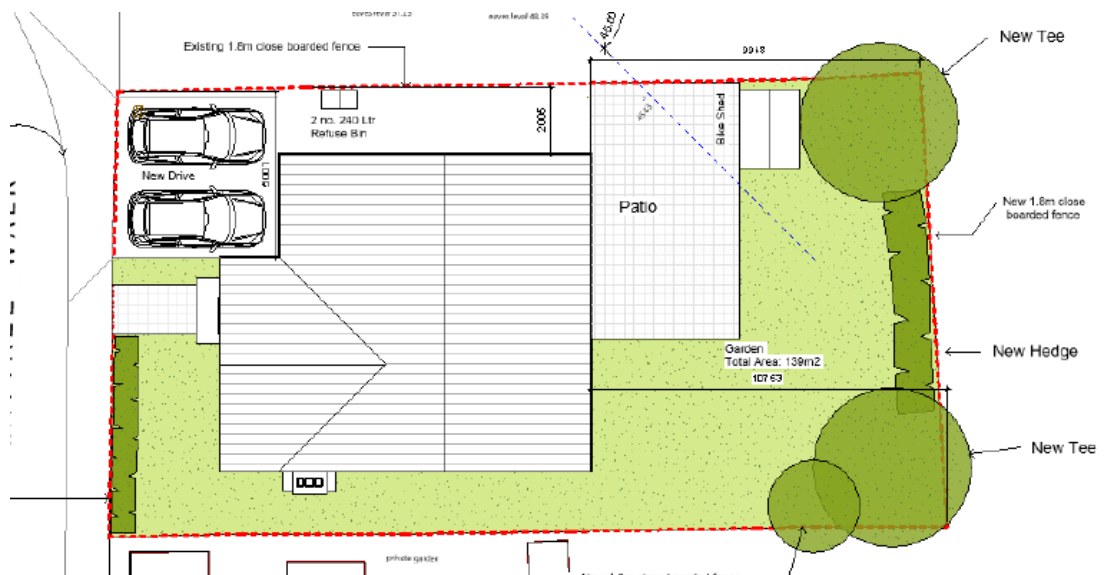
1. View of rear of dwelling



1. View of ground floor plan



2. View of first floor



- 1.1 Community Infrastructure levy (CIL):
In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. *Provide expected calculation/status*

2. PLANNING HISTORY

110805 - Erection of 3 detached 4 bedroom houses to rear of 15-18A Hawthorne Road. Granted 25 /9/2012 - the houses opposite the application site.

CONSULTATIONS

Statutory

None

Non-statutory

Transport:

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 2 parking spaces whilst retaining provision for the existing dwelling.

This proposal consists of the proposed erection of 1 x 4 bedroom dwelling on rear garden land belonging to No292 Henley Road with access from Maytree Walk and served by a new dropped crossing; A license will be required from the Highways Team for the introduction of a new access.

The submitted Block Plan PL-02 illustrates 2 parking spaces on the frontage of the site which conforms to current standards; however the submitted proposed plan PL-01 illustrates a proposed garage; whilst the dimensions do not conform to the Councils current Parking Standards where it is recommended that the internal dimensions of a single garage are 7m long x 3m wide as 2 off street parking space are being provided a reduced sized garage can be accepted in this instance.

Given the proposal is only for one dwelling proposed trips generated would be low in the peak periods and therefore the development is acceptable in principle.

Cycle parking is provided in the rear garden area within a bike shed. This is deemed acceptable for a development of this nature.

Bin storage area is comparable to other dwellings in the road and therefore deemed acceptable.

In principle Transport have no objections subject to the proposal subject to conditions and informatives as requested.

Landscape:

Regrettably the site has been largely cleared of trees and vegetation. There are now no significant tree or landscape features left to be harmed by this application and so the application is considered to be acceptable in tree/landscape terms.

We will require a detailed landscaping scheme with planting details, species, sizes and post planting maintenance if planning permission is granted. This can be submitted in support of the tree works application or attached as conditions if planning permission is granted (conditions L2a, L2b, L3). The applicant is advised

that new and existing close board fencing will need to include mammalian access holes to allow hedgehogs and other small creatures to forage across the site.

Ecology:

The application site comprises a plot of former garden land to the rear of 292 Henley Road. The site was cleared of vegetation before the application was submitted.

The proposals are unlikely to affect protected species. 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 (including wildlife friendly planting) is provided within the new development. Wording is given below.

In summary, subject to the condition below, there are no objections to this application on ecology grounds.

Environmental Protection

No objections - conditions regarding construction recommended.

Public

290 Henley Road, Caversham, Reading, Berkshire, RG4 6LS
25 Maytree Walk, Caversham, Reading, Berkshire, RG4 6LZ
288 Henley Road, Caversham, Reading, RG4 6LS
292 Henley Road, Caversham, Reading, RG4 6LS
23 Maytree Walk, Caversham, Reading, RG4 6LZ
21 Maytree Walk, Caversham, Reading, RG4 6LZ
294 Henley Road, Caversham, Reading, RG4 6LS
6 Maytree Walk, Caversham, Reading, RG4 6LZ
296 Henley Road,, Caversham, Reading, RG4 6LS
10 Maytree Walk, Caversham, Reading, RG4 6LZ

5 written objections received. Concerns about the narrow access on Maytree Road and potential loss of privacy for neighbours. Concern that application refers to the site as being 292 Henley Road whereas there is no access to the site from Henley Road.

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

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
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm

CC8: Safeguarding Amenity
CC9: Securing Infrastructure
EN14: Trees, Hedges and Woodland
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
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

Relevant Supplementary Planning Documents (SPD) are:
Affordable Housing SPD
Parking SPD

APPRAISAL

The main matters to be considered are:

Principle of development

Policy CC1 of the Reading Borough Local Plan (RBLP) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy Framework (NPPF). To achieve sustainable development a proposal needs to meet economic, social and environmental objectives. It is considered that this proposal for a new house would contribute toward meeting this aim and would make effective use of land (Para. 117 NPPF). The NPPF also 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.

Therefore, while it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings, that does not mean that the development of private residential garden land is unacceptable in principle.

When assessed against the criteria in Policy H11, even though the last use as residential land was some time ago with the site being separated from 292 Henley Road and only accessible from Mayfield Walk, it is clear that the proposed development meets the criteria.

When considering the evolution of Maytree Walk through the gradual development of long rear garden of properties on Hawthorne Road and Henley Road it is apparent that developing this plot is part of this evolution matching the three new houses recently developed at the rear of Hawthorne Road>



Aerial view of site

Therefore the principle of residential development on the site is acceptable in principle subject to other material considerations being satisfied.

Design considerations and effect on character

The proposed design is in keeping with the style of other properties in the street. A slightly deeper front garden would have been preferred to allow some tree planting but the siting allows the house to follow the line of the adjacent houses. o

Houses on Maytree Walk



The correct choice of materials (some tile hanging would be nice) is important and this can be required by a planning condition.

The conclusion is that the design of the new house and its impact on the character and appearance of the area is acceptable and complies with Policy CC7.

Impact on residential amenity

There are no side windows facing east towards 25 Maytree Walk and just one small window serving an en-suite in the west facing wall. The layout of Maytree Walk means there is a reasonable separation -front to front with houses opposite and there is a considerable distance in excess of 20 metres to the rear elevation of 292 Henley Road. There should be no impact on the amenity of neighbours (Policy CC8).

The internal floor layout and space is acceptable (Policy H6) and the external garden area acceptable too (Policy H10).

Transport

No objections have been raised. The dimensions of the access road have been checked and while narrow it is an appropriate size for a closed access situation such as this. The proposal meets relevant policies T3 & T5.

Landscape/ecology

No objections have been raised but conditions requested. Two new trees are proposed on the boundary with 292 Henley Road and there is scope for a small tree on the north/west corner of the site. Policy CC7 & EN12 can be met.

Sustainable development

Policy H5 requires that all new dwellings will be built to a high water efficiency standard (as required by Building Regs 2015) and that as a minimum a 19% improvement on the dwelling emission rate will be achieved. The dwelling also needs to be accessible and adaptable for future users. A planning condition will be used to ensure compliance.

S106

All new dwellings in Reading are required to contribute towards the supply of affordable housing and where less than 10 dwellings are proposed an off-site financial contribution is acceptable. The applicant has provided estate agent valuations for the proposed dwelling and a contribution has been agreed following a viability submission to secure an acceptable payment. This contribution needs to be secured by a S106 Planning Agreement that needs to be completed before planning permission can be granted.

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. 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

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents, other material planning considerations and comment received from neighbours and consultees. The recommendation is, subject to the completion of a S106 legal agreement to make a contribution towards affordable housing, planning permission can be granted.

Case Officer: Mr James Overall