

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 210828/HOU

Address: 67 Whiteknights Road, Reading, RG6 7BB

Proposals: Replacement domestic garage. Widened crossover and dropped kerb. Partial raising of short length of boundary wall

Case Officer: Nathalie Weekes

Date received (valid from): 21 May 2021

Target Extended Decision date: 10 August 2021

PROPOSAL AND SUPPORTING INFORMATION

The garage is situated on Talfourd Avenue at the rear of a long garden at 67 Whiteknights Road next to a substation. There is a Cable TV route, telegraph pole, and parking regulations sign next to the existing garage access. A flexible residents' permit scheme on Talfourd Avenue, whilst no parking is permitted in Whiteknights Road. The Reading university Whiteknights campus is located opposite 67 Whiteknights Road.

The proposal is for a replacement domestic garage situated on Talfourd Avenue with a widened access crossover and dropped kerb. The existing garage floor area is 12.5sqm gross internal area, increasing to 28sqm gross internal area approximately 4m in width, 7 in depth, 2.10m to the eaves and 4.4m to roof ridge height. Also proposed is the partial raising of a short length of boundary wall by approximately 0.15m at the end of the garden to match the western wall side with a curved brick screen wall at each side of the opening to match the existing garden wall. The existing garage is too small to accommodate a modern sized car or adequate storage.

The existing garage is made of prefab concrete panels and asbestos sheets with the proposed replacement to be brick built, to match the boundary wall, with a natural slate roof. Painted timber windows are proposed to match the existing materials and the timber door to be replaced with a metal door. Brick boundary treatments will match the existing materials. A 7kW charger will be provided within the garage.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs of the property.

Existing garage entrance



Photo of existing wall height difference



Plans considered:

20-2002 Design and planning statement, Owens Galliver Architects, 21 May 2021

20-2002/099 Rev B Block plan and roof plan

20-2002/100 Rev B As existing

20-2001/101 Rev B As proposed

20-2002/000 Rev B Site location plan and Block plan

CIL

As received 21 May 2021

20-2001/101 Rev D As proposed

As received 06 August 2021

PLANNING HISTORY

None

CONSULTATIONS

Statutory or Internal consultations:

Public consultations:

The following addresses were consulted by letter.

69 Whiteknights Road, Reading, RG6 7BB

65 Whiteknights Road, Reading, RG6 7BB

60 Talfourd Avenue, Reading, RG6 7BP

A site notice was sent to the agent and was displayed at the site for 21 days' notice with comments to be received by 24 June 2021. No letters of representation have been received. .

Internal consultation

Transport had no objections subject to condition and informative.

The property is located on the corner of Whiteknights Road and Talfourd Avenue. The access to the proposed garage is from Talfourd Avenue, an existing access protection marker is in place within the permit bay. The access is to be widened to facilitate the proposed garage.

The street sign (permit sign) will need to be relocated and the cost of this would be fully met by the applicant.

A telegraph pole is located close to the access, a distance of 1m is required between the pole and access, it would appear that the required distance is achievable, however this will be confirmed by the Highways Department when they undertake measurements, before issuing a license to undertake works on the public highway, which includes relocation of the street signage and widening of the access.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'. The current development plan is:

Reading Borough Local Plan (2019)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC3 (Adaptation to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the green network)
EN14 (Trees, hedges and woodland)
TR3 (Access, traffic and highway-related matters)
TR5 (Car and Cycle parking and electric vehicle charging)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

Other

Reading Borough Council Tree Strategy, March 2021

ASSESSMENT

A condition and informatives are required in order to ensure that vehicular access is provided as specified and a licence would be required from the Highways team to complete the works as specified. Any asbestos to be removed should be undertaken according to health and safety legislation. The plan 20-2001/101 Rev D As proposed illustrates that an apple tree is to be removed however a replacement tree is proposed to be planted.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity), EN14 (Trees, hedges and woodland), TR5 (Car and Cycle parking and electric vehicle charging) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

Following your initial 'in principle' consultation with Scottish and Southern Energy it is advised to confirm before any works commence that there are no underground services or easements due to the adjacent electrical sub-station.

RECOMMENDATION:

Grant