

Connie Davis
Planning Department
Civic Offices
Bridge Street
Reading
RG1 2LU

Our Reference: ETP200344
LPA Reference: 210977
Date: 26 August 2021

Dear Connie

Re: 210977 – 65 Kiln Road, Emmer Green, Reading, RG4 8UE

I am writing to you on behalf of the applicant with regard to the application reference 210977 at 65 Kiln Road currently being considered by Reading Borough Council. The application seeks planning permission for the "*Erection of a Dwelling*".

You will already be aware of and or have access to the information relative to this application and therefore I shall not repeat it here. The purpose of this letter is to provide constructive comments relative to the 3rd party objections received by the Local Planning Authority (LPA) with regard to this application.

Multiple 3rd party objections have been received by the LPA which object to the development on the following summary issues:

- 1 Impact on Character of the Area
- 2 Residential Amenity
- 3 Access to the Proposed Development
- 4 Tandem Development
- 5 Biodiversity

I have separated this letter into sections to discuss the various planning matters, however the acceptability of this development is still supported by the matters denoted within the documents

Impact on Character of the Area

Policy CC7 of the Reading Borough Local Plan adopted in 2019 states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The proposal respects and responds to the urban structure of existing neighbouring properties. The building line of Kiln Road is not uniform with properties having a staggered set back from the road. Several objections suggest that the proposed dwelling appears 'squeezed' into the plot, however, the plot on which the proposal is set is of a similar size to neighbouring properties, with site coverage being comparable to existing dwellings within the locality. As a result, the relationship between built form and space surrounding dwellings remains in accordance with Policy CC7.

Furthermore, the existing property present on site is effectively entirely screened from view of the streetscene due to the presence of mature trees and vegetation along the front boundary adjacent to the highway, with the property itself being well recessed from the streetscene.

Residential Amenity

Policy CC8 and H11 require development to not impact negatively on the amenity of adjoining residents. The proposal has been designed with the main outlook facing towards Kiln Road, to match neighbouring properties which have a back-to-back orientation to properties on Venetia Close. The dwelling in question will therefore be over 25m from the property which it backs on to on Venetia Close, and over 4m away from neighbouring

property 3 Venetia Close, a significantly further distance than the 1m referred to in an objection letter written by 3 Venetia Close.

Policy CC8 states that a back-to-back distance of 20 metres between dwellings is usually appropriate, therefore the distance between the proposed dwelling and existing dwellings is more than satisfactory.

As a result, the relationship between habitable rooms of adjoining dwellings and the property would not be significantly detrimental to the privacy of occupants or future residents. As such the proposal is considered appropriate in regards to Policy CC8 and H11.

Access to the Proposed Development

The scheme utilises an existing access to the site, with the dwelling having two proposed parking spaces. The scheme also incorporates a turning area to ensure that vehicles can enter, exit and manoeuvre within the site in a safe and efficient manner. The proposed track access to the dwellinghouse will be over 3.5m wide at its narrowest part, a similar width to existing access to the existing dwellinghouse. Relocation costs associated with the telegraph pole and lamp column located adjacent to the dropped kerb would be met by the applicant.

It is also to be noted that the access proposed would not have detrimental impact on the locality of the area in terms of its appearance, with existing access to 65 Kiln Road being of a similar style. The proposed new access to the property intends to build on local character and create a safe and aesthetically pleasing access to the site.

As a result, the proposal includes established access which meets appropriate highway standards, supporting Policy H11 of Reading Borough Council's Local Plan 2019. Furthermore, the new access will not be

detrimental to the safety of users of the transport network, including pedestrians and cyclists.

It is important to note that the Transport Development Team have no objections to the proposed development. Any perceived safety risk resulting from proposed development is unfairly attributed to the new development as it has ultimately been deemed acceptable by the Transport Development Team.

Paragraph 111 of the NPPF states that, *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*. It is clear that that the proposed development does not meet the tests of Paragraph 111 to refuse it on highways grounds.

Tandem Development

A number of objection comments denoted that the proposal constitutes as tandem development. Despite the proposed development sitting behind the existing property of 65 Kiln Road, it does not lead to tandem development given the existing varied built line of both Kiln Road and Venetia Close. Development effectively carries on along the line of Venetia Close. It has been clearly demonstrated within the Planning, Design and Access Statement submitted alongside the application that the proposed development is in accordance with Policy H11 of the Local Plan.

Accordingly, the location is suitable for the proposed development, with the proposed scheme not causing detrimental impacts to the surrounding area or neighbouring properties.

Biodiversity

Contrary to some comments which refer to a 'wildlife pond' having been on site, it is important to clarify that it was in fact a concrete swimming pool which was filled in due to the current owner of 65 Kiln Road being unable to continue to maintain it. Some comments also refer to the site as a 'wildlife haven'. This is and has been for decades a residential garden. It has no

The Ecology consultation response in respect of this application states that there are no objections to this application on ecological grounds, as such the proposal is acceptable in this regard.

Summary

The design, scale and layout of the site within the context of the site are acceptable and therefore the benefits of the proposal in providing additional family housing for future occupants, would outweigh any perceived harm resulting from the development. The proposal is of an acceptable design and complies with local and national planning policy. Any other comments that have been put forward from members of the public do not constitute as material planning considerations and as such should be disregarded in the determination of this planning application.

I trust the above is clear however if you require any further information regarding the above or this application in general, please do not hesitate to contact me.

Yours sincerely



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