

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201177/HOU

Address: 48 Water Road

Applicant: Ms A Williams

Proposal: Dropped kerb

Target date: 29/10/20

Case Officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached property located on the eastern side of Water Road, off Dee Road.

The surrounding area is residential and numerous other properties have a dropped kerb. The application site is not listed, nor in a conservation area.

Proposal:

Planning permission is sought for a dropped kerb outside the front of the property onto Water Road. It would be directly in front of the established driveway/ parking space.

Water Road is classified as the C403 and therefore planning permission is required for a new vehicle crossover.

Plans Considered:

Location Plan

Block Plan

Received 21st August 2020

Relevant Planning History:

171554/HPA - Rear extension measuring 3.01m in depth, with a maximum height of 3.35m and 2m in height to eaves level - Prior Approval Not Required

Consultation Responses:

Internal Consultees

Transport - No objections

External Consultation

The following addresses were formally consulted via letter on 03/09/20:

46 and 50 Water Road
51 and 53 Amblecote Road

In addition, a site notice was sent to the agent on 03/09/20.

No responses have been received.

Discussions with applicant/ agent

None.

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 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) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

Appraisal

Impact on the surrounding area

The proposed dropped kerb would not be considered detrimental in design terms, nor out of character with the existing highway as other properties in the road have dropped kerbs, including the adjacent neighbour. As such, the proposal is considered compliant with Policy CC7 of the Reading Borough Local Plan (2019).

Transport Matters

The proposal would provide a vehicle parking space, in a similar arrangement to neighbouring properties. The driveway is already constructed.

From a transport perspective, there is no objection to this application subject to compliance conditions securing the proposed parking spaces and vehicle access. As such, the proposal is considered acceptable in relation to Policies TR1, TR3 and TR5 of the Reading Borough Local Plan (2019).

As a side note, Council's Highway department has a dropped crossing policy which outlines the requirements for introducing a new access onto the highway. In situations where a neighbouring property already has an established historical/legal vehicle crossing, it may be necessary to extend the existing dropped kerb from the neighbouring

property effectively creating a shared vehicle crossing rather than two separately defined vehicle crossings. This will be at the Council's discretion.

In addition, there is a lamp column situated outside the property. If the required clearance cannot be maintained following the introduction of the new dropped crossing, the lamp column may need relocating at the applicant's expense. This will be determined by the Council Highways department which is separate to the planning process.

A separate application must also be made specifically to the Highway department for a vehicle crossing.

Conclusion

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 highway network. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm) and TR3 (Access, Traffic and Highway-Related Matters) of the Reading Borough Local Plan (2019).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Vehicle parking as specified
4. Vehicle access as specified

Informatives

1. Terms
2. Highways
3. Access Construction
4. Positive and Proactive