

DELEGATED APPLICATION REPORT - Application No.: 190720/FUL

Address: 221 Wensley Road, Reading

Proposal: New dwelling on land adjacent to 221 Wensley Road.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

221 Wensley Road is a two-storey end of terrace property. The site is situated at a bend in Wensley Road. Immediately adjacent the site (to the South) is a number of detached garages. Due to its corner position the entrance to the property is on the side and the property has a large open side garden containing a number of parking spaces and a large amount of hardstanding.

Proposal:

The applicant is seeking full Planning permission a two-storey end-of-terrace dwelling. It is proposed to construct the dwelling attached to the end of the row and to sub-divide the garden of the existing dwelling at 221 Wensley Road to form two gardens. Two new parking spaces are proposed to the front of the existing property and two spaces created in a similar location to the existing parking area at the side. Additionally, the proposal necessitates a new front entrance to no.221 Wensley Road.

Relevant Planning History:

TBC

Consultation Responses:

Transport Officers: No objection subject to conditions and informatives.

Environmental Health Officer Comments: No objection subject to conditions

All adjoining properties were consulted, a site notice was erected on site. One objection has been received regarding potential traffic impacts during construction of the development.

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'. 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) (Reading Borough Local Plan (2019)) 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).

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

Reading Borough Local Plan (2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- CC9: Securing Infrastructure
- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- H5: Standard for New Housing
- H10: Private and Communal Outdoor Space
- H11: Development of Private Residential Gardens
- TR1: Achieving the Transport Strategy
- TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN14: Trees, Hedges and Woodland

EN15: Air Quality

EN16: Pollution and Water Resources

Appraisal

Principle

The NPPF 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.

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

The NPPF (2019) section 68(c) states that: LPAs should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.

As such, the proposed development would provide an additional dwelling within the Borough, therefore, the principle of the redevelopment of the site for further residential development could be acceptable, subject to other material planning considerations relating to matters such as design, residential amenity, transport and landscaping.

Design Considerations and Impact on the Character of the Area

The Local Plan CC7: Design and the Public Realm is a strategic policy seeking high standards of design quality in new development. It sets out how various components of development including layout, urban structure and urban grain, and scale, make a positive contribution to their surroundings and respond positively to their local context.

Policy H11: Development of Private Residential Gardens within states that proposals for new residential development on land within the curtilage of private residential gardens subject to specified criteria. The criteria states that that residential development should make a

positive contribution to the character of the area in respect of the layout and spacing of the development; the coverage of each plot and rhythm of plot frontages; compatibility with the general building height within the surrounding area; the arrangement of doors, windows and other principle architectural features and their rhythm between buildings. The application site should also provide a site of adequate size to accommodate amenity space and landscaping; and the emphasis is on the provision of family-sized housing.

The immediate vicinity includes dwelling of regular building height (2-storeys) and appears to have been constructed at a similar time. In this context, the proposed development would propose a footprint that continues the existing terrace with a step back in the built form as the plots turn around the corner. The design would continue the ridge line and hip-end roof form. The space around the dwelling is also commensurate to that of the area. As such, the proposal is considered to be of an appropriate scale to that of surrounding dwellings.

The proposed scale, including the detailing and materials to be used is considered to be of a suitable form, architecture and detailing to that of adjoining dwellings and is therefore considered acceptable in this regard. The proposal is therefore in accordance with Policy CC7 and H11.

Impact on Parking/Highways

The proposed development would provide 2 on-site car parking spaces for the existing dwelling, and 2 for the proposed dwelling. This would not result in any additional demand for on-street parking as per the Council's adopted parking guidance.

The proposal includes a new dropped kerb servicing the existing dwelling, which could be undertaken without planning permission, subject to the satisfaction of the highways authority. The proposed new access is at the bend of Wensley Road, as such the applicant has been required to demonstrate that the appropriate highways safety considerations (sight lines) can be achieved. Transport officers have been satisfied with this detail, and conditions are recommended to ensure the development is acceptable in transport terms, including the requirement for a construction management plan which addresses the representation received.

Impact on Neighbouring Properties and Future Occupiers

Policy CC8 seeks to ensure occupiers (existing and proposed) are afforded sufficient levels of amenity. The proposed development would be constructed along the same line as the existing dwelling and the two-storey element would not be any further than the existing two-storey portion of the attached. In addition, the single storey element would be at the same length as the adjoining. As such, the proposed development would not introduce a closer relationship to any surrounding properties.

The dwelling internally makes an efficient use of the shape required due to the setback with a large living/dining room at ground floor, and sufficient, and reasonable sized bedrooms at first floor. Internally, the floor area is 88m² slightly below the requirements for the type of dwelling as set out in Policy H4 (Standards for New Housing) of the Reading Borough Local Plan (2019) Notwithstanding this shortfall, it is considered that the dwelling would be of a suitable size to provide an acceptable standard of accommodation.

Policy H10: *Private and Communal Outdoor Space sets out that ‘Dwellings will be provided with functional private or communal open space... Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.’* H10 also states that *‘The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.’*

The proposed rear amenity space is appropriately sized and matches that of the existing row of terraced properties to which it is attached. It therefore complies with Policy H10.

The proposed development is considered acceptable in relation to the above policies and would not result in any negative effects on amenity of future or existing residents.

Sustainability

Policies CC1, TR5, and H5 of the Reading Borough Local Plan 2019 all include increased standards for sustainable homes. As such, conditions will be attached to ensure the following:

- Proposal will achieved a minimum 19% improvement in the dwelling emission rate over the target emissions rate, as defined in the 2013 Building Regulation (may be superseded by future Building Regulations by construction);
- Proposal to be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3);
- Proposed development to be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations;
- Development will provide a minimum of 1 Electric Vehicle charging point (within the car parking area for the proposed dwelling)

As such, these conditions will ensure the development complies with local policy.

Impact on Natural Environment

There is no objection to this application, and adequate space is available for hard and soft landscaping of which detailed specifications can be secured at the time of a future reserved matter application and discharge of conditions.

Affordable Housing

The proposal seeks to create a new dwelling and therefore a contribution towards off-site affordable housing provision is required as part of the application in accordance with policies H3 and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The applicant has agreed to provide the required contribution towards affordable housing of £15,750 which would be secured by way of a Section 106 agreement.

CIL

CIL would apply to the proposal.

Conclusion

On the basis of the above and with due regard to all relevant material planning considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant outline planning permission.

RECOMMENDATION: GRANT subject to S106 Legal Agreement