

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood

App Ref: 200170/HOU

Address: 92 Overdown Road, Tilehurst, Reading, RG31 6NJ

Proposals: Formation of access onto a classified road.

Case Officer: Mr David Brett

Applicant: Mr Bob Miciak

Date received (valid from): 03/02/2020

Target Decision date: 30/03/2020

1. INTRODUCTION

The proposal site is a detached dwelling located on Overdown Road, Tilehurst. The dwelling is situated on the inside of a bend in Overdown Road, this creates a wide-angle view of the road looking out from 92 Overdown Road.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the formation of access onto a classified road. A second entry-exit to the above property. Mainly for vehicles being able to drive off the property rather than reversing off it onto the Overdown Road. Plans considered:

• ~~Proposed Plan - 001~~

Received on 03/02/2020

• Proposed Plan - 001-REV1

Received on 05/03/2020

• Proposed Plan - 001-REV-A (Splays)

Received on 19/03/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

9 Carlisle Road - No response has been received.

11 Carlisle Road - No response has been received.

17 Overlanders End - No response has been received.

Reading Borough Council, Transport - Response received on 05/03/2020

- *This application seeks to create an additional access on to Overdown Road which is a classified road. Submitted plans indicate the partial loss of the grass verge located at the front of the property. Loss of grass verge area up to 8m² is acceptable, Loss of grass verge area between 8m² and 15m² is acceptable, however, will require the use of permeable materials to reduce the impact of surfacing a verge area.*
- *It should also be noted that any proposal should not increase any surface water run-off from the site onto the Public Highway. Land to the front of the property is currently permeable and therefore any on site driveway would need to be retained as permeable or a drainage channel provided where the driveway meets the back of the footway.*
- *Visibility splays of 2.4m x 90m are also required but have not been illustrated on submitted plans.*

- *Please ask the applicant to resubmit plans advising the extent of the loss of the grass verge and illustration of visibility splays.*

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Policy

National Planning Policy Framework
National Planning Practice Guidance
Manual for Streets: Visibility Splays at Junctions

Reading Borough Local Plan (Adopted November 2019)

CC8 Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space
TR3: Access, Traffic and Highway-Related Matters

SPG/SPD

Reading Borough Revised Parking Standards and Design SPD (October 2011)

7. APPRAISAL

7.1 Accessibility

In accordance with Reading Borough Local Plan policy H10 Private and Communal Outdoor Space, development is considered acceptable where:

- *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 area immediately outside of 92 Overdown Road consists of a public pathway, with a grass verge either side. The proposed additional vehicle access will result in a loss of the green verge outside of the property.
 - Tarmac has been selected as paving for the driveway, this matches the existing surface. A drainage solution has been demonstrated on Proposed Plan - 001-REV1. A galvanised steel drain is in place to minimise water runoff to the highway.
 - Overdown Road is considered a wide single lane highway within a suburban area of Tilehurst. The road mainly serves as access for local residents. 92 Overdown Road is situated on the inside bend of the road, creating a wide angle to the road looking outside of the property. The presence of a fence to the east side of the

site could make it difficult to see westbound vehicles on Overdown Road. There is no street furniture on the public footpath that could potentially obstruct the sight lines from the proposed access, however, there is a bus stop on the eastbound side of Overdown Road within 20m of the proposed access and a westbound bus stop directly across the road from the proposal site. Overdown Road is part of the number 16 bus route.

- Visibility splays have been provided within the plans. These plans (Proposed Plan - 001-REV-A (Splays)) demonstrate that the area in front of the proposed access is free of obstructions from view and site lines are in accordance with highway safety.

7.2 Safeguarding Amenity

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - The proposed additional vehicular access to the south east of the property is considered to be appropriate in terms of size in scale in relation to neighbouring dwellings. The proposal will not detrimentally impact amenity or the street scene.
- *Does not result in a loss of biodiversity within gardens*
 - The proposed additional access to 92 Overdown Road, would result in a loss of grass area in the front garden. Part of the grass area has been retained in the plans for planting. Given the size and scale of the proposal and the value of the grass area to be removed, it is considered that this loss of grass area would not represent a loss of biodiversity to the point of refusal for this proposal. The original proposal resulted in the total loss of the grass area in the driveway, however, the applicant has agreed to retain an area of grass for planting as demonstrated in Proposed Plan - 001-REV1.

7.3 Transport, Highways and Safety

In accordance with Reading Borough Local Plan policy CC8 Safeguarding Amenity, proposals are acceptable where:

- *Will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*
 - *Crime and Safety; **Complies***
 - Visibility splays have been provided within the plans. These plans (Proposed Plan - 001-REV-A (Splays)) demonstrate that the area in front of the proposed access is free of obstructions from view and site lines are in accordance with highway safety. The visibility splays have been provided in accordance with the Manual for Streets (2007), section 7.7 Visibility splats at junctions.

This proposal has also been assessed against Reading Borough Local Plan policy TR3 Access, Traffic and Highway-Related Matters, which states that:

- *Development will only be permitted where:*
 - *Accesses and works to the highway comply with the adopted standards of the Transport Authority; **Proposal Complies***

- *The development would not have a material detrimental impact on the functioning of the transport network; **Complies***
- *The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists; **Complies***
- *The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; **Complies***
- *For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided. **Not Applicable***

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Proposed Plan - 001-REV1

Received on 05/03/2020

- Proposed Plan - 001-REV-A (Splays)

Received on 19/03/2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

DD6: Visibility Splays (As Specified)

No building shall be occupied until all the visibility splays shown on the approved drawing Proposed Plan - 001-REV-A (Splays) have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

IF2: Pre-commencement conditions

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

IF3: Highways

i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

I29: Access construction

The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.