

DSD/lja/005/20

13th July 2020

D2 PLANNING

TOWN PLANNING * DEVELOPMENT * ENVIRONMENTAL CONSULTANTS

Reading Borough Council
Civic Offices
Bridge Street
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For the attention of Anthony Scholes

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Dear Sirs

Application No 200496
8 Riley Road, Tilehurst, Reading, RG30 4UX

I acknowledge receipt of your email dated 7th July 2020. In response I would respond as follows: -

i. Ecology

The ecology survey has been undertaken by a professional ecological consultant with many years experience. The distance between the copse and the site is correctly shown and can be seen on site.

ii. Trees

The Tree Survey shows that the development is not within any root protection area. Your own Tree Officer could have identified that situation.

iii. Design

As you are aware, the site is not within any townscape/heritage area identified for its design quality. In response to your comments about design: -

Attached is revision D of drawing 162.01.

This shows: -

1. Deletion of dormer to garage and velux to rear elevation.
2. Different windows to plots 3 and 4
3. Different doors to plots 1 to 4

Looking at the surrounding area, we would note: -

1. There are numerous dormer windows and velux windows in the area (Velux to 18 Delaney Close) (Velux and dormers on majority of properties on Church End Lane between Chichester Road and Stanham Road). We have deleted the dormer and substituted it with a rear facing velux window.
2. Plots 3 and 4 have windows to match the majority along Delaney Close and Danes Close. Plots 1 and 2 retain the same fenestration as 8 Riley Road, Part of 6 Riley Road, 5a Riley Road (a recently constructed house), 9 Riley Road and many others in the area. Again, there are lots of different window designs in the area mostly retrofit replacement PVC windows. Danes Close and 5a Riley Road are recent examples.
3. Front doors replicate the front doors on 1 and 3 Danes Close and 4a and 4b Riley Road. These are the only doors that predominate i.e. a total of 4! All other doors are retrofit and vary...there must be at least 20 different types.

With regards the garage to plots 1 and 2 which is referred to as hipped, it is in fact gabled. Attached is a revised context plan, garage and site plan.

The garage is now in the same location as the existing house but of course is single storey so No. 6 will benefit.

iv. Viability

It is extremely disappointing that you have not received any feedback from this Department on what was agreed a number of weeks ago. We have a note of the agreement reached.

v. Transport

A Transportation Statement has been submitted. It concludes that there are no issues in respect of parking, access or traffic generation. It also notes that the site is situated in a sustainable location. We also make reference to paragraph 109 of the NPPF which 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.”

We do not believe that such a situation would result with a net gain of 3 dwellings.

vi. Neighbourhood Amenity

We do not believe that there are any detrimental impacts on the living conditions of adjoining neighbours.

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vii. Resident Amenity

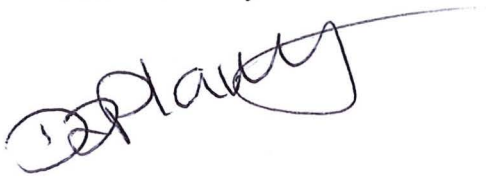
The Tree Survey demonstrates that there are no issues with regards the impact of tree canopies on the plot adjoining the copse.

Conclusion

Accordingly, we believe that all of the issues associated with these proposals can be resolved. We have previously indicated why we do not believe that part of the site has any recreational amenity value.

If you require any additional information, then do not hesitate to contact us.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'D2 Planning', written over a horizontal line.

D2 Planning Limited

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