

DELEGATED APPLICATION REPORT

Address: 1a Salisbury Road

Application No: 192031/FUL

Proposal: Erection of a 3 bed dwelling (amended scheme from planning permission 171322) (amended description)

Applicant: Mr Sarabjeet Singh

Extended Target Decision date: 21/08/20

Case officer: Connie Davis

1. Site Description and Surrounding Area

The application site is an 'L' shaped parcel of land that comprises land to the rear of 202 and 204 Oxford Road and the workshop to the rear of 200 Oxford Road. The surrounding area comprises a mixture of residential and commercial uses. An old workshop has been demolished to make way for the development.

The site is within an Air Quality Management Area and a cycle route.

2. The Proposal

The proposal comprises the erection of a 3 bedroom, two storey dwelling on land to the rear of, and formerly belonging to, 202 and 204 Oxford Road. Access is to be taken from Salisbury Road. Although a separate application which is assessed on its own merits, it is noteworthy that permission was granted under reference number 171322 for the erection of a two bedroom, two storey dwelling. This is well underway, but works have been halted whilst this application is being determined.

Compared to the approved application, this proposal seeks a relatively minor increase in what was approved by adding a third bedroom via internal layout changes and an extension of 1.5m in width, maximum height of 2.8m and depth of 3m at first floor level.

Prior to the approval of permission 171322, the site was occupied by a workshop.

3. Consultation

Internal Consultees

Transport - No objections subject to conditions.

Environmental Health - No objections subject to conditions

Ecology - No objections

Natural Environment - No objections but landscaping is encouraged

External Consultation:

The following addresses were formally consulted via letter on 11/02/20:

1, 1a Salisbury Road
202, 204 Oxford Road

In addition a site notice was displayed at the site.

One objection and one observation were received relating to the following matters:

- There is no party wall agreement in place

Officer Comment: This is not a planning matter and the objector will need to seek legal advice.

- Will create more parking problems

Officer comment: The Transport officer has assessed the application and considers this acceptable. No onsite parking is provided however future occupiers will not be entitled to a parking permit

- Unsure if new accommodation will have to be looked for

Officer comment: The development is contained within the site of 200 Oxford Road and the assessment in this report will consider its impact on neighbours. Granting planning permission does not by default mean that neighbours have to seek new accommodation. This is a personal choice or a matter for the owner of the property.

4. Plans Considered

BR-03 - Site Plan and Boundary Treatment
.2 - Block Plan
Plans
Design and Access Statement

Received 6th January 2020

These plans were also read in conjunction with those approved under application 171322 given the extent of the work that has already been carried out under the previously approved application.

5. Relevant Planning History

- 191502/VAR - Application for variation of condition 2 following grant of planning permission 171322 - Application Withdrawn
- 190322/APC - Application for discharge of conditions 3,4 & 5 of planning permission 171322 - Conditions Discharged
- 171322/FUL - The Demolition of Old workshop and the erection of 1x new two bedroom dwelling with amenity at 200 Oxford Road, Reading, RG30 1AB - Application Permitted
- 140356/FUL - The demolition of Old workshop and the erection of 1 x new two-bedroom dwelling with amenity at 200 Oxford Road Reading RG30 1AB. Refused for failing to make provision of offsite affordable housing contribution.
- 130198 (13/00250/EXT). Application for extension of the time limit for implementation of permission 09/02157/FUL - demolition of old workshop and the erection of a new two bedroomed dwelling with amenity. Withdrawn.
- 061184 (06-01259-FUL). Demolition of the existing garage and ancillary buildings to the rear of 200 Oxford Road, erection of a part-single, part-two storey 2 bedroom dwelling, and retention of three existing flats as independent dwelling units - Application Refused
- 051056 (05-01136-FUL). Demolition of store and erection of 2 flats (Resubmission of 04/01281/FUL) - Application Refused
- 041396 (04-01281-FUL). Demolition of store and erection of 2 flats - Application Refused and dismissed on appeal.
- 920244 (92-00908-FUL) Conversion of a three storey residence into two, one bedroom flats and one bedsit - Application Permitted

6. 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.

7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

As per the NPPG, the local planning authority should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. 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 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework

National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC1: Presumption in favour of Sustainable Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

H2: Density and Mix

H3: Affordable Housing

H5: Standards for New Housing

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

EN16: Pollution and Water Resources

9. Appraisal

The main issues to be considered are:

- a) Principle of Development
- b) Design and Appearance
- c) Residential Amenity
- d) Transport
- e) Natural Environment
- f) Environmental Health
- g) S106 and CIL

a) Principle of Development

The principle of the development has already been considered acceptable under the original application 171322 and is still considered acceptable given that the permission has not yet expired. The site is located in a residential area and will contribute to housing stock within the borough.

b) Design & Appearance

The proposed varied plans incorporate an extension to the first floor. It would be increased by a width of just over 1m. The approved first floor layout would be amended to reposition the bathroom and provide a third bedroom and storage area. The extension would result in a mono-pitched roof which would be at the same level as the eaves height of the main roof. It would not incorporate windows on the side elevation. The proposed design is not considered substantially out of keeping with that approved under the original permission. Therefore the amended scheme is considered acceptable in terms of design.

The overall design remains as approved under application 171312 and which is well underway using materials that are similar in appearance to neighbouring properties. A pre-commencement condition relating to materials was attached to planning permission 171322 which has since been discharged. A condition will be attached to this permission ensuring that those same approved materials are used to remain in accordance with Policy CC7.

c) Impact on Future Occupiers

The proposed dwelling meets the minimum space standards for a 3 bedroom, 2 storey dwelling and therefore is acceptable in terms of Policy H5 in this regard.

A portion of rear amenity space has also been provided and this is considered adequate given the site's town centre location. As such, the proposal is considered acceptable in relation to Policy H10. However due to the limited plot size for the proposed dwelling and the need to ensure adequate outdoor garden amenity space is retained to the benefit of future occupants, it is considered appropriate to impose a condition removing permitted development rights for extensions to the dwelling and the erection of outbuildings. An appropriate condition would be attached.

c) Neighbouring Residential Amenity

In relation to 1 Salisbury Road, the proposed dwelling's rear building line would be set back to that of immediately adjoining number 1 Salisbury Road and therefore is not considered to result in harm in terms of being overbearing, loss of light and loss of outlook. In relation to 202 and 204 Oxford Road, the ground floors are occupied by commercial uses and rear areas are not used as amenity spaces. Therefore the proposed dwelling is not considered to adversely affect these properties. A condition would be attached removing all permitted development rights for extensions given the close proximity of the site to neighbouring properties.

Comments from neighbours were addressed earlier in this report.

As such, the proposal is considered acceptable in terms of Policy CC8.

d) Transport

The RBC transport officer has no objections subject to conditions. However a condition relating to a Construction Method Statement being submitted prior to development commencing is not considered applicable as work is well underway. Instead, a condition requiring the development to be carried out in accordance with the approved CMS (which was a pre-commencement condition of the previous application that has since been discharged) will be attached. It is not considered that the scheme has resulted in a substantial material difference to the previous scheme, and therefore it is not considered that new measures would be required to be put in place.

Conditions will be attached relating to cycle storage, parking permits, bin storage and access to comply with policies TR3 and TR5.

e) Natural Environment

The Natural Environment Officer has requested that there be an area of soft landscaping at the front and rear of the property. Rear amenity space will be retained, however there is little amenity space at the front of the property. Nevertheless, given that the property is now within an AQMA and policies have changed since the previously approved application, a landscaping condition will be attached to the permission to ensure that some soft landscaping is proposed (primarily at the rear) in accordance with Policies EN12 and EN14.

f) Environmental Health

Environmental Health Officers requested that a noise and air quality assessment be undertaken as part of this application (or dealt with via condition). However given the extent of the works that have been carried out already on site, it is not considered reasonable or practical to attach such conditions, especially as these were not required as part of the previous application. A condition relating to construction hours will be applied to this permission, as per the last. This is for the benefit of neighbouring properties and to avoid uncontrollable noise pollution in accordance with policies CC8 and EN16.

g) Community Infrastructure Levy and S106

CIL

The development would be liable to make a CIL contribution and separate correspondence from the CIL monitoring officer will be sent in due course.

Affordable Housing

The applicant has confirmed their agreement to enter a S106 agreement to secure a financial contribution for Affordable Housing in line with Policy H3. The financial contribution from the 3 valuations provided equates to £13,750.00. Planning permission will be granted subject to this agreement being completed.

Conclusion

The proposal has been considered and assessed on its own merits (whilst in relation to the extant permission given the work that has already been carried out) and is considered acceptable in relation to the Council's adopted planning policies as detailed above.

Recommendation

GRANT subject to legal agreement and conditions:

1. Time limit
2. Approved Plans
3. To be carried in accordance with approved materials specified in application 190322/APC:
External walls: Ashington Red Multi with Telford Brindle for details
Roof: BritSlate Duchess Graphite
Windows and Sills - Cotswold Stone
Windows/doors - White Upvc.
4. Sap assessment - as built
5. Bike storage
6. Bin storage
7. Parking Permit 1
8. Parking Permit 2
9. Access with reinstatement
10. Construction hours
11. Construction Method Statement
12. Development to be carried out in accordance with CMS
13. Removal of PD rights - Classes A, B, D & E
14. Landscaping condition

Informatives

1. Terms
2. Building Control
3. Construction and Demolition

4. Encroachment
5. Highways
6. S106
7. CIL
8. Positive and Proactive