

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Norcot

App Ref: 200755/HOU

Address: 72 Water Road, Reading, RG30 2NN

Proposals: Creation of access onto a classified road.

Case Officer: Mr David Brett

Applicant: Mr Munis Jehangir

Date received: 03/06/2020

Valid from: 19/06/2020

Target Decision date: 14/08/2020

1. INTRODUCTION

The proposal site is a two-storey middle terraced dwelling located on Water Road, Norcot. The surrounding area is largely residential, with nearby Prospect Park south of the proposal site. Water Road is a classified road that links Tilehurst Road to Grovelands Road (leading on to Oxford Road).



1. 72 Water Road as existing. Image provided by applicant on 03/07/2020

A site visit for this application was not possible due to the Coronavirus lockdown. The applicant supplied site photos on 03/07/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the creation of access onto Water Road (a classified road). Plans considered:

- Land Registry (Location Plan) - BK302208

Received on 04/06/2020

- Block/Site Plan

Received on 19/06/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

70 Water Road, Reading, RG30 2NN - No consultation response received.

74 Water Road, Reading, RG30 2NN - No consultation response received.

Reading Borough Council, Transport - Response received on 21/07/2020

- *There is currently no off street parking associated with this property. This application seeks to create an access directly from Water Road which is a classified Road (C403).*
- *The parking area should be made of permeable material so as to not increase surface water run off from the site onto the public highway, a drainage channel should, be provided where the driveway meets the back of the footway.*
- *Visibility splays in accordance with the Councils Geometric Design Guidance on to Classified roads should be provided, however I am satisfied that this can be achieved.*
- *A license will be required from the Highways Department to undertake any works on the public highway.*
- *There are no Transport Objections to this application subject to the conditions and informatives stated below.*

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)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

TR1: Achieving The Transport Strategy

TR3: Access, Traffic and Highway-Related Matters

SPG/SPD

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

7. APPRAISAL

7.1 Transport, Highways and Safety

In accordance with Reading Borough Local Plan policy CC7 Design and the Public Realm, developments will be assessed to ensure that they:

- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion; **Complies***
- *Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily; **Complies***

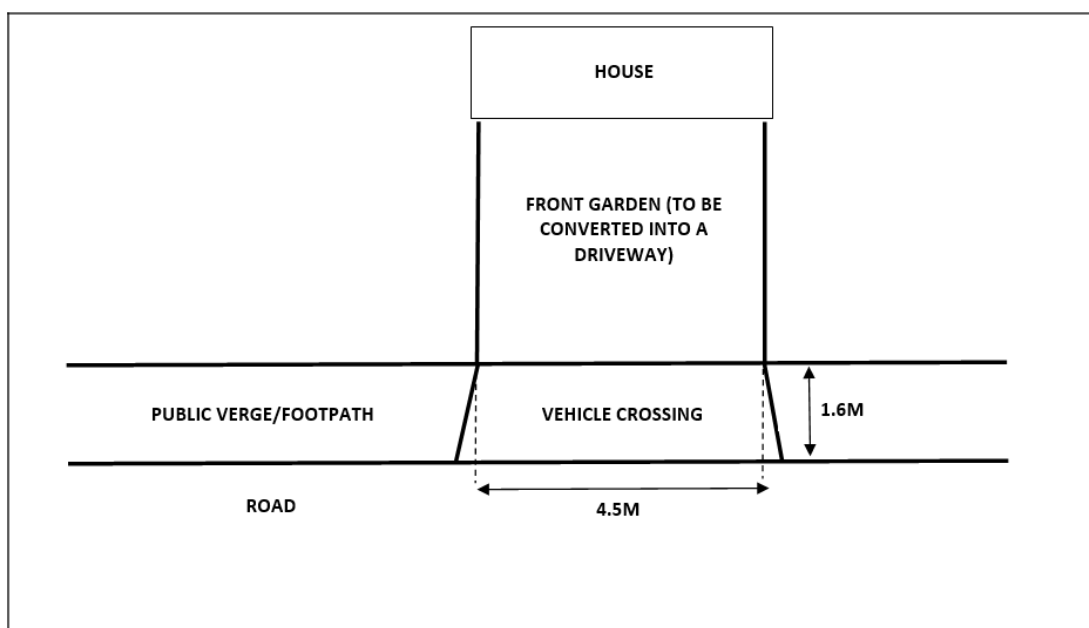
In accordance with Reading Borough Local Plan policy CC8 Safeguarding Amenity, proposals are acceptable where:

- *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***

Reading Borough Council Transport have confirmed that the proposed works are acceptable and that the desired visibility splays can be achieved on site.

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***



A Drawing of The Property Frontage Showing the Position and Measurements of the Proposed Vehicle Crossing. Drawing submitted within the Application for Vehicle Crossing to Highways.

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:

- Land Registry (Location Plan) - BK302208

Received on 04/06/2020

- Block/Site Plan

Received on 19/06/2020

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.

DC3: VEHICULAR ACCESS (AS SPECIFIED)

No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

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.

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.