

DELEGATED FULL APPLICATION REPORT

Ward: Kentwood

App Ref: 190236/FUL

Address: Land to rear of 36 - 49 Dudley Close Tilehurst Reading

Proposals: Demolition of existing 8 no. garages and erection of two semi-detached dwellings with associated parking and landscaping.

Case Officer: Mr James Overall

Date received (valid from): 11 February 2019

Target Decision Date: 8 April 2019

Extended Decision Date: 3rd July 2020

DESCRIPTION OF SITE

The site is located to the east of Dudley close, and is accessed via a single track road, which comes off Dudley Close. The site currently hosts garages, which are in a state of disrepair.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a pair of semi-detached properties in the location of existing garages. The proposed buildings will measure 6.6 metres in height from the lowest point of ground to the tallest part of the roof, 10.65 metres deep (although due to being stepped the total depth will be 13.95 metres) and a combined width of 8.15 metres.

Plan Type	Description	Drawing Number	Date Received
Location Plan	Existing	N/A	12/02/2019
Block Plan	Proposed	GP/02/18 Rev J	30/10/2019
Floor plans and elevations	Proposed	GP/01/18 Rev C	12/09/2019
Swept Path Analysis	Estate Car 2006	04196 TR 0001 B	01/05/2019
Swept Path Analysis	4.6 Tonne Light Van	04196 TR 0002 B	01/05/2019

PLANNING HISTORY

None relevant.

CONSULTATIONS

The following addresses were consulted by letter.

- 95 Armour Hill
- 4 Dudley Mews
- 43 Dudley Close
- 46 Dudley Close
- 3 Dudley Mews
- 2 Dudley Mews
- 49 Dudley Close
- 19 Bennet Road
- 38 Dudley Close
- 50 Dudley Close
- 101 Armour Hill
- 45 Dudley Close
- 44 Dudley Close
- 47 Dudley Close
- 36 Dudley Close
- 37 Dudley Close
- 1 Dudley Mews
- 40 Dudley Close
- 38 Dudley Close
- 97 Armour Hill
- 51 Dudley Close
- 41 Dudley Close
- 19 Bennet Road
- 91 Armour Hill
- 93 Armour Hill
- 48 Dudley Close
- 42 Dudley Close
- 5 Dudley Mews

Four letters of representation were received from four households, which made the following comments:

- Three parking spaces for these two dwellings is not appropriate
- How is the proposal to become carbon neutral?
- There are errors within the Arboricultural Impact report
- Will bin lorries be able to access the site?
- Will emergency vehicles be able to access the site?
- Extra noise, pollution and congestion will impact neighbours
- How will this development impact upon people who have a right of way over it according to their deeds?
- Overlooking
- Overshadowing
- Light pollution
- Proposed boundary fencing is too low
- Overdevelopment
- Not disabled friendly
- Should be located further back within the plot
- Ecology concerns
- Should the owner of the land not clear up the land prior to planning permission being granted?
- Potentially asbestos on the existing site
- Not in keeping with the character of the area
- Losing the garages will have an impact upon the surrounding residential properties
- The access track is not wide enough for two vehicles
- Who will own the new boundary?
- How long will the backs of gardens be left open upon demolishing the garages?
- How long will the building work take?
- What times/days will building works be undertaken?
- How tall are the two proposed dwellings?

Transport

After amended plans were submitted, the Transport department made the following comments:

“The applicant has confirmed that the garages are not in private ownership but are owned by the applicant.

Tracking diagrams have been submitted and are deemed acceptable.

Bin storage is within the acceptable distance from the access, however it is recommended that the Councils Refuse and Recycling Department should be contacted to ensure collection will be undertaken from the proposed area.

Transport do not have any objections to this application subject to...conditions and informatives”.

Trees

After amended plans were submitted, the Arboricultural Officer stated that if planning permission were to be granted, then tree protection and landscaping conditions should be attached.

Ecology

The Ecology department provided the following comments on specific categories:

Habitats

None of the onsite habitats are ‘priority habitats’ (as defined in the NPPF) and as such there are no habitat related constraints to this application.

Bats

The buildings and trees on the site are unlikely to host roosting bats.

Reptiles and nesting birds

There is a very low risk that low numbers of common reptile species may inhabit the site and birds may nest in the scrub and buildings. As such in order to ensure that these species are not harmed during these works, clearance works will need to be supervised by a suitably qualified ecologist. This should be secured via a planning condition.

Landscaping

No landscaping scheme has been submitted. However, in accordance with paragraph the emerging local plan, it will be important post development, and in particular that hedgehogs and other wildlife can traverse the site. Therefore a few conditions should be attached.

Environmental Health

The Environmental Health department provided the following comments on specific categories:

Contaminated Land

Where development is proposed, the developer is responsible for that development is safe and suitable for use for the intended purpose can be made so by remedial action.

The development lies on the site of former garages for use by local which I believe may have stored potentially contaminative materials construction of the garages may have contained asbestos which would safe removal from the site.

Ideally a 'phase 1' desk study should be submitted with applications developments on sites with potentially contamination to give an as to the likely risks and to determine whether further investigation necessary.

Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made remedial action.

As such conditions are suggested to ensure future occupants are not put at undue risk from contamination.

Construction and demolition phases

There are concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

As such conditions and informatives are suggested.

Refuse and Waste

The Refuse and Waste department made the following comments:

"We would not be able to access the road due to it being a confined space and the proposed reversing manoeuvre would be too difficult. From experience there is a lot of cars parked on the kerbs, meaning we would not be able to swing the vehicle to access the land. The

residents would need to present their bins onto Dudley Close, at the entrance of the access road”.

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 policies in 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'

Reading Borough Local Plan (November 2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC4: DECENTRALISED ENERGY
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: STANDARDS FOR NEW HOUSING
H7: PROTECTING THE EXISTING HOUSING STOCK
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
EN7: LOCAL GREEN SPACE AND PUBLIC OPEN SPACE
EN8: UNDESIGNATED OPEN SPACE
EN9: PROVISION OF OPEN SPACE
EN10: ACCESS TO OPEN SPACE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
EN16: POLLUTION AND WATER RESOURCES

SPG/SPD

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
Revised S106 Planning Obligations (2013)
Affordable Housing (2013)
Tree Strategy for Reading (June 2010)

The Town and Country Planning (General Permitted Development) (England) Order 2015

APPRAISAL

The main issues to be considered are:

- a) Principle of development
- b) Design, appearance and impact upon the character of the area and the street scene
- c) Impact on neighbouring properties and amenity of occupiers
- d) Trees/Ecology
- e) Other considerations

a) Principle of development

The National Planning Policy Framework (2019) seeks that all housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 68(c) of the NPPF (2019) states Local Planning Authorities 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”*. The Council’s Development Plan equally supports this approach to residential development subject to compliance with other specific policies concerning the existing use of the site.

The proposal would provide additional dwellings to the Borough’s housing stock. The principle of which aligns with the broad objectives of Policy CS14 (Provision of Housing) in assisting meeting annual housing targets; as well as Policy H3 (Affordable Housing). The application site is also situated within a residential area, whereby its location and accessibility are considered to accord with Policy CC6 (Accessibility and the Intensity of Development).

The principle of the development of the site is therefore acceptable subject to the compliance with any other relevant policy requirements.

b) Design, appearance and impact upon the Character of the Area and the Street Scene

Policy CC7 states, *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located”*.

The application site as existing is garaging, which are all in a state of disrepair. The proposed scheme seeks to demolish these garages to provide two dwellings.

The proposed dwellings are to be of contemporary design, which are positioned centrally within the existing garage area. The roofs would be mono pitched and clad in zinc with standing seams. This aids in keeping the heights of the properties to a minimum, which is considered important as the proposal is back-land development.

The materials to be used are render at ground floor and timber clad at first floor. Render is a commonly used material on other properties within the surrounding area, and as such this is considered acceptable. As for the timber cladding - whilst this isn’t a material which is used greatly within the area, the garage on the right as you enter the site’s access (not within the application site, and therefore will remain) has a small amount of timber cladding at the top, on the front elevation. Whilst the timber cladding proposed on the dwellings will be on a large scale, it is considered that it is suitable due to the site being surrounded by trees, and the timber cladding will help to blend the dwellings with their surroundings.

The proposed dwellings will not be visible from the street, and therefore there will not be any harm to the street scene.

Considering the site contains garages as existing, developing the site to provide two new dwellings is not considered to upset the pattern of development within the area.

It is deemed that the proposed scheme respects the character of the surrounding area, and will not harm the street scene. As such the proposal complies with Policy CC7.

In order to prevent the properties from becoming too dominant in the future it is recommended that a condition removing extensions (Schedule 2, Part 1, Class A and Class B) is attached to the decision notice.

c) Impact on neighbouring properties and amenity of occupiers

Policy CC8 seeks to ensure that new development will not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of privacy and overlooking, access to sunlight and daylight visual dominance and overbearing among other things.

Privacy

The two first floor, side facing windows both serve bathrooms. These will be conditioned to ensure that no overlooking can occur.

As for overlooking to the rear, whilst the gap between the rears of the properties and the private amenity space of No. 6 Dudley Close are relatively close, there is a small amount of existing screening in place. It is considered that with a condition to secure additional screening along the rear boundary of the application site there would be no detrimental impact as a result of overlooking.

Overshadowing

The proposed dwellings are set far enough away from surrounding properties, to ensure that no overshadowing will occur.

Outlook

There is sufficient distance away from neighbouring properties, to ensure that the outlook from windows of habitable room will not be detrimentally impacted.

Space Standards

Room sizes should also be in line with the Council's Policy H4 and the Department for Communities and Local Government - Technical housing standards - nationally described space standards:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/16_0519_Nationally_Described_Space_Standard_Final_Web_version.pdf

Minimum gross internal floor areas and storage (m2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ¹			1.0

¹ Notes:

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary

	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Note: that the standards for 5 and 6 bedrooms can be found at the previously mentioned website

Both two-storey properties have GIAs measuring 70.68 square metres, and are two-bedroom dwellings capable of hosting 3 occupants.

This is in-line with the nationally described space standards and will not have a detrimental impact upon the occupiers of the dwellings. Therefore, the dwellings are deemed acceptable in terms of space.

In order to prevent the site becoming too cramped if planning permission is granted, it is recommended that a condition to remove permitted development for the erection of outbuildings (Schedule 2, Part 1, Class E) is added to the decision notice.

d) Trees/Ecology

The ecology consultants and the arboricultural officer have suggested a few conditions to overcome any potential concerns that developing the site may produce.

From this perspective, the proposed development is considered to be acceptable as long as these conditions are attached to the decision notice.

e) Other considerations

Transport

The Transport department are satisfied that the plans are in accordance with transportation policies and therefore no objections are raised with regards to transport.

Refuse and Waste

The indicated waste collection point appears to be ~11 metres from Dudley Close.

The document titled, “*Waste Management Guidelines for Property Developers, Architects, Planners and Contractors*” states; “*The distance that refuse crews must travel from the store must not exceed 15 metres for any wheeled container up to 240-litres, and 10 metres for any container greater than 240-litres*”.

Upon confirming this with the Refuse and Waste department, a further comment was received, which stated, “*The 15 metres is from the back of the vehicle, so the bins would still need to be presented further down, at the entrance onto Dudley Close*”.

Whilst the Refuse and Waste department still object to the position of the refuse area, it is believed that the plans are in accordance with the guidelines set out, and therefore their objection is not considered to hold great weight.

Affordable Housing

facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

- Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
- Furnished layouts are not required to demonstrate compliance

Policy H3 states that *“on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough”*.

An agreement has been reached that an affordable housing contribution of £27,000 will be paid, and this is secured by a Section 106 legal agreement.

CIL

CIL would apply to the proposal, subject to the usual reliefs or exemptions set out in the CIL Regulations. The CIL charge would be £22,218.97.

Conclusion

Upon assessment, on balance, it is considered that the proposed scheme to provide two dwellings on this site is acceptable subject to various conditions and informatives, ensuring that no detrimental impact can be caused.

RECOMMENDATION:

Grant