

DELEGATED REM APPLICATION REPORT

Ward: Whitley

App Ref: 200900/REM

Address: 45b Whitley Wood Lane

Proposals: Approval of reserved matters relating to previously approved application 171243

Case Officer: Mr James Overall

Date received (valid from): 7 July 2020

Target Decision Date: 1 September 2020

Extended Decision Date: 4 December 2020

PROPOSAL AND SUPPORTING INFORMATION

Outline approval was granted in November 2017 for the erection of a new 1.5 storey detached dwelling under application reference 171243, at land to the rear of 45 Whitley Wood Lane with access off Byworth Close. This application considers those matters which were not part of the outline permission. These matters include appearance, landscaping and scale. Access to the site and the approved layout of the dwelling has already been established at outline stage. As such this permission established the principle of residential development on the site, subject to those matters reserved which are considered within the 'appraisal' section of this report.

It should be noted that amended plans have been requested and received during the lifetime of this application for the purposes of satisfying the conditions relating to landscaping, transport and waste.

Plan Type	Description	Drawing Number	Date Received
Location & Block Plan	Proposed	1709-300 Rev A	29 Jun-20
Site Plan	Proposed	1709-301 Rev A	29 Jun-20
Elevations & Floor Plans	Proposed	N/A	29 Jun-20
Landscape Plan	Proposed	G91001 001 Rev B	12 Nov-20
Swift Bricks Plan	Proposed	N/A	12 Nov-20
Various Details	Proposed	G91001 002	17 Sep-20
Notes & Schedules	Proposed	G91001 003 Rev A	17 Sep-20
Planning Statement		N/A	29 Jun-20
CMS	Proposed	N/A	30 Sep-20

PLANNING HISTORY

Reference No.	Description	Outcome
171243	Outline application for the erection of a new detached dwelling at land to the rear of 45 Whitley Wood Lane with access off Byworth Close with all matters reserved apart from access and layout.	Outline Planning Permission Granted on 22 Nov-17

CONSULTATIONS

The following addresses were consulted by letter:

- 2 Byworth Close
- 4 Byworth Close
- 6 Byworth Close
- 8 Byworth Close
- 10 Byworth Close
- 12 Byworth Close
- 14 Byworth Close
- 15 Byworth Close
- 37 Whitley Wood Lane
- 39 Whitley Wood Lane
- 41 Whitley Wood Lane
- 43 Whitley Wood Lane
- 47 Whitley Wood Lane

No letters of representation have been received.

Transport

Upon receiving the amended plans, there are no Transport concerns. No conditions have been recommended.

Natural Environment

Upon receiving the amended plans, there are no concerns in relation to trees of landscaping. No conditions have been recommended.

Ecology

Upon receiving the amended plans, there are no Ecological concerns. No conditions have been recommended.

Environmental Health

No comments to make.

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
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
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTER
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPG/SPD

Revised Sustainable Design and Construction (2011)

Assessment

Scale

The scale of the development is a matter reserved to be considered under this application. The scale of a development relates to the height, width and length of each building proposed within the development in relation to its surroundings.

The proposed property will be 1.5 storeys hosting 2-bedrooms. The maximum height of the pitch will sit at 6.7 metres, and the eaves height will be 3.42 metres. The property will have dormers, which will have pitches sitting at 5.12 metres in height.

The depth of the property will be 10 metres (including the porch), and the width will be 5 metres. The porch protrudes 1.5 metres from the dwelling and has a width of 3 metres; thus, meaning the dwelling has a depth of 8.5 metres without the porch. The porch has a mono-pitch, which has a maximum height of 2.8 metres, and an eaves height of 2.4 metres.

The properties in the surrounding locality comprise of 1.5 to 2 storeys.

Given that the proposed development sits at 1.5 storey's in level, this is considered to not to be detrimental to the character of the area and therefore would be in accordance with Policy CC7 of the Local Plan (2019) and the National Planning Policy Framework.

Appearance

In terms of appearance, the matter reserved to be assessed at this stage relates to the design and the materials of the proposed dwelling for the external surfaces, including all of the external fixtures.

The appearance a property relates to the aspects within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

This application is accompanied by a planning statement, received on 29th June 2020, which specifies the following materials:

- Soft red bricks to match nearby houses on Whitley Wood Road
- Bricks up to the bottom of the roof level. Then render painted white
- White UPVc windows
- Clay roof tiles to match nearby houses on Whitley Wood Road
- White soffit and fascia
- Black guttering and down pipes

The neighbouring properties in the local vicinity comprise:

- Walls
 - Bricks
 - Red
 - Orange
 - Render
 - White
 - Cream
 - Grey
 - Blue
- Roofs
 - Tiles
 - Orange
 - Brown
 - Black
- Windows & Doors
 - UPVc
 - White
 - Brown
 - Black
- Guttering
 - UPVc
 - White
 - Black

Given that these materials reflect those within the surrounding area and there is a wide variety of designs, they are considered to be acceptable and would accord with Policy CC7 of the Local Plan (2019) and the National Planning Policy Framework. It is therefore considered that the reserved matters relating to appearance are satisfactory and can therefore be approved.

Landscaping

The landscaping of a development relates to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

The decision notice of the outline permission states that the following matters have been reserved to be considered during this application:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change, noting species, planting sizes and proposed numbers/densities
- Details of tree pits
- Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales
- Implementation timetables
- Biodiversity enhancements, including integral bird boxes on and around the new buildings
- Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level)
- Above and below ground service routes (ensuring they do not conflict with new or existing planting)
- Permeable hard surfaces

The matters above relate to both landscaping and ecology.

The latest set of amended plans received on 12th November 2020 (Landscape Plan - G1001 001 Rev B; and Swift Bricks Plan) have been assessed by our Ecology Officer, and have been confirmed as sufficient for the purposes of approving the reserved matter relating to landscaping and scale.

The amended plans have been assessed by our Natural Environment Officer, who has confirmed that the details received are sufficient for the purposes of approving the reserved matters relating to landscaping and scale.

Given that both the Natural Environment and Ecology Officers are satisfied that the reserved matters relating to landscaping and scale are met, it is considered that the proposed scheme is in accordance with Policies EN12 and EN14 of the Local Plan (2019); and thus the reserved matters relating to this element can be approved.

Transport & Waste

The outline permission includes the following conditions relating to transport and waste:

- Bicycle parking facilities
- Bin storage facilities
- Construction Method Statement (CMS)

The amended plans and CMS have been assessed by our Transport Officer, who has confirmed that the details received are sufficient for discharging the above conditions relating to transport and waste.

Given that the Transport Officer is satisfied that these conditions relating to transport and waste are met satisfactory, it is considered that the proposed scheme is in accordance with

Policies TR1, TR3 and TR5 of the Local Plan (2019); and thus the reserved matters relating to this element can be approved.

Outline Conditions

Details have been submitted pursuant to conditions attached to the outline permission. Following the above assessment and for the avoidance of doubt, sufficient, and appropriate information has been submitted to allow the approval of the following pre-commencement conditions:

- 8 - Bicycle Parking Facilities
- 9 - Bin Storage Facilities
- 12 - CMS

For the avoidance of doubt, there are no further pre-commencement conditions which are required to be discharged before works commence on site; however there are still some restrictive conditions which continue to apply. These are:

- 3 - Time Condition
- 4 - Approved Plans relating to Layout & Access
- 10 - Vehicular Access
- 11 - Parking
- 13 - PD removal for windows in the Northern elevation
- 14 - Burning on site

Conclusion

The matters reserved by the outline permission have been satisfactorily met by the details received under this application. The matters reserved by the permission related to appearance, landscaping and scale; and these elements are all considered to comply with the Policies set out within the Local Plan (2019). As such it is recommended to approve the matters reserved by the outline application (171243).

In addition to this, the pre-commencement conditions (8, 9 and 12) attached to the original outline permission are considered to have been satisfactorily met, and as such can be discharged.

RECOMMENDATION:

Approve Reserved Matters and discharge conditions 8, 9 and 12 for application 171243