

Our ref: LB/SM/50364

02 July 2019

Reading Borough Council
Planning
Civic Offices
Bridge Street
Reading
RG1 2LU



Dear Sirs

FULL PLANNING APPLICATION FOR THE ERECTION OF TWO DWELLINGS WITH ASSOCIATED PARKING AND AMENITY SPACE AT 19 OGMORE CLOSE, TILEHURST, READING, RG30 4SX

Please find attached information submitted via the planning portal (ref. PP-07914379) to support a full planning application for the erection of two dwellings at 19 Ogmore Close, Tilehurst,

The following documents together with the contents of this letter comprise the planning submission:

- Completed planning application form and certificate
- Arboricultural Implications Assessment and Method Statement, prepared by Ecourban Ltd (dated 12th June, ref. 18112-AIA)
- Existing Site Survey (Ref No. DTS051218-8Y7)
- Drawings prepared by Pro Vision:
 - Site Location Plan (Dwg No. P0-01)
 - Proposed Site Plan (Dwg No. P1-01 Rev A)
 - Proposed Access Plan (Dwg No. P1-02)
 - Proposed Floor and Roof Plan (Dwg No. P2-01 Rev A)
 - Proposed Elevations (Dwg No. P3-01 Rev A)
 - Proposed Contextual Elevations (Dwg No. P3-03)

The requisite application fee of £924 and the Planning Portal service charge of £20 has been paid via the Planning Portal.

The requisite CIL PAAIR form is also submitted.

Planning Statement

The Site and Surroundings

19 Ogmore Close ("the site") is located in a post-war residential estate in Tilehurst near Reading. It is situated on a corner plot, between nos. 17 & 21 Ogmore Close. To the rear of the site is Blundells Copse, a Wildlife Heritage Site and Local Nature Reserve. There are no other significant environmental or historical designations that are known to apply to the site.

The site comprises a 2 storey end of terrace dwelling, with associated amenity and access.

The site extends to approximately 0.07 hectares and comprises garden land within the ownership of 19 Ogmore Close.

The unbuilt areas are mostly laid to lawn. There are several Category B and C trees within the site. There is a pair of semi-detached bungalows to the north of the site. Other surrounding properties are all 2 storey terraces and flats. To the west of the site, pairs of dwellings addressing the road are set back to create a staggered frontage. To the south-east properties are arranged in a linear pattern addressing the road.

Relevant Planning History

On 8th April 2019, pre-application advice for residential development comprising 3 flats was provided. This confirmed the principle of residential development would be acceptable but would need to satisfy a number of policy requirements. The proposed parking was considered acceptable and there were no concerns regarding overlooking. On the other hand, concerns were raised regarding the style of proposal being out of keeping with the character of the surrounding area which is of relatively simple terraces and the need for bin storage facilities to be sited closer to the highway.

The proposal hereby submitted is a revision to that of the previous submitted for pre-application advice, taking into account the pre-application response received.

On 31st May 2000, planning consent was granted at 19 Ogmore Close for the erection of 1 dwelling (ref. 00/00307/FUL). This consent was never implemented and has now expired.

The Proposal

The proposal comprises the development of the corner plot of 19 Ogmore Close into two, 2-storey dwellings.

Both dwellings are 2-bed (3 person) houses at 70 square metres each. Each dwelling has its own private garden and separate bin storage area to the rear of the buildings (north west elevation). There is also a bin collection point to the front of the dwellings.

The proposed materials have been selected in order to match the surrounding properties. This includes the use of buff brick and plain tile hanging above for the walls, tiled rooves, and the use of timber fencing for the boundary treatment.

Parking provision includes 3 parking spaces, in accordance with the Borough's Parking Standards. Appropriate access is provided, utilising the existing vehicular access to no. 19 but modifying it to accommodate the proposal. The existing access will become a wider, shared driveway, with the existing parking at no. 19 proposed to be altered. This comprises moving the parking area to the west to make way for the proposed shared driveway access.

Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The relevant Development Plan comprises:

- Reading Borough Core Strategy (adopted January 2008, with alteration adopted January 2015)
- Reading Borough Sites and Detailed Policies Document (adopted October 2012)

Reading Borough Core Strategy

The following policies are considered relevant to the proposal:

- CS6: Settlement Boundary
- CS7: Design and the Public Realm
- CS14: Provision of Housing
- CS15: Location, Accessibility, Density and Housing Mix
- CS24: Car/Cycle Parking
- CS36: Biodiversity and Geology
- CS37: Major Landscape Features and Strategic Open Space
- CS38: Trees, Hedges and Woodlands

Policy CS6 states that no development will be permitted outside the settlement boundary as defined on the Proposals map. The site lies within the settlement boundary.

Policy CS7 explains 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.

Policy CS14 states provision will be made for the completion of an average of at least 521 dwellings per annum in the period 2016–2026.

Policy CS15 sets out that the appropriate density and mix of residential development within the Borough will be informed by various criteria within the policy. These include an assessment of the characteristics including the mix of uses of the area in which it is located, the need to achieve high quality design in accordance with policy CS7 and the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

Policy CS24 states maximum car parking standards and cycle parking requirements will be applied in relation to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Policy CS36 states development should retain, protect and incorporate features of biodiversity or geological interest found within the application site into their schemes.

Policy CS37 states planning permission will not be granted for any development that would detract from the character or appearance if areas designated as a Major Landscape Feature.

Policy CS38 explains individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended.

Reading Borough Sites and Detailed Policies Document

The following policies are considered relevant to the proposal:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding Amenity
- Policy DM6: Affordable Housing

- Policy DM10: Private and Communal Outdoor Space
- Policy DM11: Development of Private Residential Garden Land
- Policy DM17: Green Network
- Policy SA11: Settlement Boundary
- Policy SA16: Public and Strategic Open Space
- Policy SA17: Major Landscape Features

Policy SD1 states a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy DM4 explains development will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Policy DM6 sets out the affordable housing provision. 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.

Policy DM10 states dwellings will be provided with functional private or communal open space that allows for suitable sitting-out areas, refuse storage etc. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity.

Policy DM11 states proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where they meet the nine criteria set out within the policy.

Policy DM17 explains the identified Green Network comprises Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan (BAP) habitats and designated open space plus both existing and potential Green Links. It also includes Biodiversity Opportunity Areas.

Policy SA11 states the Settlement Boundary of Reading is defined on the Proposals Map. The site lies within the settlement boundary.

Policy SA16 explains Important areas of Public and Strategic Open Space will be protected from development. Proposals that would result in the loss of any of these areas of open space, or jeopardise their use or enjoyment by the public, will not be permitted.

Policy SA17 identifies those areas defined as Major Landscape Features.

Material Considerations

Emerging Plans

Reading Borough Council have begun work on a new Local Plan. The Local Plan was submitted to the Secretary of State on 29th March 2018 and is currently undergoing public examination. The Inspector identified a number of modifications. Consultation on these modifications is currently underway (12th June – 24th July). Once adopted, it will replace the current development plans as set out above. Although not yet adopted, it is a material consideration. The relevant draft policies are:

- Draft Policy CC1: Presumption in Favour of Sustainable Development
- Draft Policy EN12: Biodiversity and the Green Network

- Draft Policy EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
- Draft Policy EN14: Trees, Hedges and Woodland
- Draft Policy H1: Provision of Housing
- Draft Policy H2: Density and Mix
- Draft Policy H5: Standards for New Housing
- Draft Policy H11: Development of Private Residential Gardens

The above draft policies have largely been carried forward from the current Development Plan, with the exception of draft policy H5: Standards for New Housing. This policy states that new build housing should be built to the standards as set out within the policy. One of which is *“all new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard...unless it can be clearly demonstrated that this would render a development unviable”*.

National Planning Policy Framework (NPPF) (February 2019)

As well as emerging Development Plans, there are other material considerations. Section 70 (2) of the Town and Country Planning Act 1990 requires that all material considerations are taken into account. Material considerations in this instance relate primarily to the NPPF.

The NPPF sets out the Government’s planning policies for England and how these should be applied. The sections of most relevance to this proposal are summarised below.

Paragraph 7 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.

Paragraph 11 highlights the presumption in favour of sustainable development. For decision taking this means that development proposals that accord with an up-to-date Development Plan should be approved “without delay”.

Paragraph 59 confirms the Government’s objective of significantly boosting the supply of homes.

Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Paragraph 118 explains that planning decisions should support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 124 states “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 127 states planning decisions should ensure that developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

Planning Assessment

Principle of Development

The site is located within the settlement boundary and within an already established residential area. The principle of new residential development is therefore acceptable (as per policy CS6 and SA11).

Furthermore, the NPPF makes it clear that:

- It is the Government's objective to significantly boost the supply of homes (paragraph 59);
- Small and medium sized sites can make an important contribution to meeting housing requirements (paragraph 68); and
- Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs (paragraph 121)

The proposed development of 2 dwellings will also contribute towards meeting the Borough's housing need. It also accords with policy CS14 as a form of housing provision coming forward on small previously developed windfall sites.

Impact of the Proposal on the Surrounding Area

The proposed development comprises the erection of two dwellings, both 2-bed (3 person) houses. In terms of form and configuration, the proposed dwellings follow the staggering of terraces style of development to the south west of the site.

The scheme has been designed in response to the local vernacular and character of the surrounding area. The drawings submitted with this application illustrate the proposal in more detail.

The proposed materials and design have been carefully chosen in order to ensure it matches the surrounding properties. This includes the use of buff brick and plain tile hanging above for the walls, tiled rooves, and the use of timber fencing for the boundary treatment.

The windows have been carefully positioned so as to avoid any overlooking into the neighbouring properties (nos 19 and 21).

The plot is of a sufficient size to ensure adequate spacing between the proposed development and no. 21, avoiding overbearing and visual dominance.

It is therefore considered that the proposal accords with policies CS7, CS15 and DM4 in that the scheme maintains and enhances the character and appearance of the area through ensuring high quality design. It also avoids detrimental impacts on the amenities and living environment of adjoining occupiers.

The proposal comprises the development of part of the private residential garden of no.19 Ogmore Close. Policy DM11 sets out the criteria in which such development is acceptable. The scheme has been designed in a way which accords with each of these criteria, many of which have been discussed above and set out below:

- *The proposal makes a positive contribution to the character of the area:*
The scheme maintains and enhances the character and appearance of the area through ensuring high quality design. It is proposed to use similar design styles and materials to that

of the existing context, including pitched and tiled roofs a buff brick and plain tile hanging as is used elsewhere, therefore integrating with the surrounding area.

- *The application site provides a site of adequate size and dimensions to accommodate the development proposed:*

There is sufficient space at the site for the proposal development, consisting of two, 2-storey 2-bed dwellings at 70 square metres each. Both dwellings have a private garden to the rear and parking spaces (which accord with Reading's Parking Standards and policy CS24) to the front and side (east)

- *The proposal includes appropriate access:*

Appropriate access is provided, utilising the existing vehicular access but modifying it to accommodate the proposal. The existing access will become a wider, shared driveway, with the existing parking at no. 19 proposed to be altered. This comprises moving the parking area to the west to make way for the proposed shared driveway access.

- *The proposal does not lead to unacceptable tandem development¹:*

The development, although set further back from the highway than the neighbouring properties, is not proposed to be built behind another dwelling and therefore would not result in tandem development.

- *The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional security measures:*

No additional security measures would be required as a result of the proposed development. The proposed dwellings will sit well in this corner plot and will not expose existing private boundaries.

- *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants:*

The amenity of adjacent occupants will be respected. For example, the windows have been carefully positioned so as to avoid any overlooking into the neighbouring properties (no's 19 and 21). Therefore no detrimental impacts to the amenity and living environment of adjacent or nearby occupants will be caused as a result of the proposal.

- *The emphasis is on the provision of family-sized housing:*

As also explained in policy CS15, developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, and that this will be informed by both the characteristics of the area and the need to minimise detrimental impacts on the amenities of adjoining occupiers. The scheme comprises two 2-bed (3 person) dwellings and are of a similar type and size to other dwellings along Ogmore Close, therefore fitting in with the local area. The proposed dwellings are also considered to be family sized, as stated in policy DM8 "...suitable for family occupation with a minimum of two bedrooms".

- *The development would not have an adverse impact on biodiversity:*

The development proposal would not result in an adverse impact on biodiversity. For example, Blundells Copse, a Wildlife Heritage Site, Local Nature Reserve and 'Green Network', is situated to the rear of the site. The development proposal would not result in

¹ Tandem development: a dwelling built behind another, the rear building having no frontage and being accessed by a private roadway or track alongside the front building.

any negative impacts on this natural asset. The closest part of the proposed development (the north east corner of H2) is 3 metres distance from the boundary of the site, providing a buffer zone between Blundells Copse and the proposed development.

- *The proposal does not prejudice the satisfactory development of a wider area:*
The scheme has been designed in response to the local vernacular and character of the surrounding area. The proposed dwellings will sit comfortably within this corner plot and the proposed materials to match the existing surrounding dwellings will ensure the proposal blends in with the area. The well-designed and in-character proposal therefore ensures the satisfactory development of a wider area is not prejudiced.

Policy CS38 relates to trees, hedges and woodlands. The accompanying Arboricultural Implications Assessment confirms that of the total of 5 tree groups at the site, only two of these groups are scheduled to be removed to facilitate the proposal. The trees to be removed are Category C (low quality), small in size and their loss is unlikely to have any particular implications in the locality. The proposal would not impact upon the root protection areas of the trees. The Assessment confirms that provided the tree protection measures are implemented, the proposed development is arboriculturally acceptable.

Blundells Copse is a Wildlife Heritage Site, Local Nature Reserve and designated a 'Green Network'. It is situated to the rear of the site. The development proposal would not result in any negative impacts on this natural asset. The closest part of the proposed development (the north east corner of H2) is 3 metres distance from the boundary of the site, providing a buffer between Blundells Copse and the proposed development, therefore maintaining, protecting and safeguarding the Green Link. The proposal is therefore considered to comply with policies DM17, SA16, SA17, CS36 and CS37.

The proposal is a revision to that of the previous submitted for pre-application advice. The scheme takes into account the pre-application response received. For example, concerns were raised regarding the style of proposal being out of keeping with the character of the surrounding area which is of relatively simple terraces. The proposal has been reduced from 3 flats to 2 dwellings (terraced), therefore in-keeping and matching the character of the area. Moreover the pre-application response identified the need for bin storage facilities to be sited closer to the highway. A bin collection point is proposed to the front of the dwellings, in closer proximity to the highway.

Summary and Conclusions

The proposed development is acceptable in principle, being located within the existing built up area and provides 2 dwellings in a relatively sustainable location.

It represents a deliverable site which would contribute to delivering new housing in the Borough.

The erection of two residential dwellings in this location will ensure a more effective use of land within an urban area, whilst at the same time ensuring no adverse impacts on the adjacent Wildlife Heritage Site and Local Nature Reserve of Blundells Copse.

The accompanying Arboricultural Implications Assessment confirms that provided the tree protection measures as set out within the Assessment are implemented, the proposed development is arboriculturally acceptable

The proposed scheme is a well-designed form of development which is in character with its surroundings and respects the amenities of existing dwellings.

In accordance with paragraph 11 of the NPPF and policy SD1 of the Reading Borough Sites and Detailed Policies Document, this proposal should therefore be approved without delay.

We trust that the information provided is sufficient to validate the application and look forward to receiving this confirmation shortly.

Should you have any queries, please do contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Laura Black', with a stylized flourish at the end.

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