

DELEGATED APPLICATION REPORT

Address: 135 Henley Road

Application No: 190066

Proposal: Vehicle crossing on a classified road

Applicant: Miss Esme Swindles

Date received (valid from): 14/01/2019

Target Decision date: 12/03/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey mid-terrace dwelling on the south side of Henley Road. The application property has been extended to the rear.

The surrounding area is predominantly residential and characterised by terrace and semi-detached dwellings of a consistent scale and architectural style.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

Householder planning permission is sought retrospectively for the dropped kerb to the front of the property. Permission was granted by the Council's Highways department to construct a dropped kerb and a license was issued on 16th August 2018 for work to be carried out on the public highway. However, the opening of a vehicle access onto a classified road requires planning permission; therefore, this application for a vehicle crossing is submitted retrospectively.

3. Consultation

Neighbours consultation:

No.s 132, 133, 134 & 137 Henley Road have been notified of the application by letter. No responses have been received.

Transport consultation:

RBC Transport Development Control Officer provided the following consultation response:

This application is for a vehicle crossing on a classified road. The neighbouring property at 133 Henley Road has also submitted a planning application for a vehicle crossing.

Permission was granted by the Council's Highways department to construct a dropped kerb and a license was issued on 16th August 18 for work to be carried out on the public highway. However, the opening of a vehicle access onto a classified road requires planning permission, therefore, this application for a vehicle crossing is submitted retrospectively.

A site inspection has shown that the required visibility splays can be achieved given the trees on the verge is set back from the carriageway edge.

As the access has already been constructed, there are no transport objection to this application or any conditions.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- P1903-01 Rev. A - Location Plan & Block Plan

As received: 15/01/2019

5. Relevant Planning History

111334 - FUL - Alterations to front garden to include paving for driveway parking and dropped kerb - Application Withdrawn

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 Local Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

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) (Core Strategy and Sites and Detailed Policies Document) 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;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS20 Implementation of the Reading Transport Strategy

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway-Related Matters

9. Appraisal

The development that is subject to this retrospective planning application consists of a new vehicular access via dropped kerb to the front of the property. The arrangement is similar to that of other properties along Henley Road and the surrounding area. A review of the site has confirmed that adequate visibility at the access can be achieved.

The RBC Transport Development Control Officer has advised that there are no transport related objections to this application.

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CS7: Design and the Public Realm and DM12: Access, Traffic and Highway-Related Matters Sites and Detailed Policies Document (Oct 2012).

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions - None required.

Informatives

1. Consideration was given to the following plan in the determination of this application: P1903-01 Rev. A - Location Plan & Block Plan As received: 15/01/2019