

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 191828/HOU

Address: 5 Eastern Avenue, Reading, RG1 5RU

Proposals: To replace previous fencing adjoining the highway with new fencing to same height plus trellis above and on the return in towards the garden for 1m. Also to install gates in front of garage.

The proposal is largely retrospective in that all but the trellis has been erected at the time of writing.

Case Officer: Nathalie Weekes

Applicant: Mr & Mrs Jeremy & Caroline Matheson

Date received (valid from): 14 November 2019 Target Decision date: 9 January 2020

Site description

The application site consists of a semi-detached property located within the South Park Conservation Area. The property does not have a rear garden and the rear elevation of the property is directly along the rear boundary. The property has a side garden with a detached side garage. The property has single storey rear and side extensions. The surrounding area is predominantly residential. Gardens along Eastern Avenue

Proposal and supporting information

The retrospective application is to replace the previous wooden fencing adjoining the highway with new fencing plus trellis above and on the return in towards the garden for 1m. Also to install gates in front of garage. The proposal includes concrete posts which are 2.4m in height which will be substantially taller than the adjacent brick wall which is 1.8m in height.

Plans considered

JJM/001 Plans, elevations & Section as previously

JJM/002 Plans, elevations & Section as proposed

JJM/003 Location & Block plan

JJM/005 Photograph of fencing as previously (1)

JJM/006 Photograph of fencing as previously (2)

Householder - Replacement Fencing (in a conservation area)

As received on 15 November 2019

Relevant planning history

181361 Single storey side extension and first floor extension over existing structure Permitted 8th October 2018

CONSULTATIONS

The following addresses were consulted by letter.

7 Eastern Avenue, Reading, Berkshire, RG1 5RU

3a Eastern Avenue, Reading, Berkshire, RG1 5RU

30A Eastern Avenue, Reading, RG1 5RY

30 Eastern Avenue, Reading, RG1 5RY

6 Hamilton Road, Reading

2, 32 Eastern Avenue, Reading, RG1 5RY

4, 32 Eastern Avenue, Reading, RG1 5RY

3, 32 Eastern Avenue, Reading, RG1 5RY

1, 32 Eastern Avenue, Reading, RG1 5RY

4 Hamilton Road, Reading, RG1 5RD

No letters of representation have been received. A site notice was displayed and the application has been advertised in the local newspaper.

RBC Transport had concerns regarding the lack of visibility splays from the driveways:

The proposed development consists of the provision of a gate to the frontage of the existing garage and the widening of the dropped kerb to facilitate the parking on the illustrated

driveway. The widened driveway would facilitate the provision of 2 cars and therefore would comply with Policy however to facilitate that the existing dropped kerb would need to also be widened to ensure vehicles can utilise a legal vehicle access. None of the submitted plans have been submitted illustrating this and therefore this would need to be illustrated on an amended plan, I would however be happy for this to be dealt with by way of a condition.

The proposed gates would be located at the back of the footway but given that the use of this driveway would be used on limited occasions this has been deemed acceptable in this instance.

The parking spaces would be located adjacent to fences which will reduce visibility along the footway for on coming pedestrians but the proposed would not worsen the existing situation and therefore has been deemed acceptable.

In the circumstances there are no transport objections to the proposal subject to the following conditions.

DC1 VEHICLE PARKING (AS SPECIFIED)
DC4 VEHICULAR ACCESS (TO BE APPROVED)

The Council's Conservation Consultant objects to the application due to harm caused by the use of materials and the detrimental appearance of the fence on the streetscene.

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.

Legal and planning policy context

The LBCA 1990 includes provisions for assessing the impacts on heritage assets including conservation areas. 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

Reading Borough Local Plan (2019)
CC1 (Presumption in Favour of Sustainable Development)
CC7 (Design and the Public Realm)
EN1 (Protection and Enhancement of the Historic Environment)
TR3 (Access, Traffic and Highway-Related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
H10 (Private and Communal Outdoor Space)

SPG/SPD
Parking Standards and Design Supplementary Planning Document (SPD) 2011

Other
South Park Conservation Area Appraisal

Appraisal

Photos of Eastern Avenue Original fence



Current situation



The main issues to be considered:

- a) Impact on the street scene and Conservation area
- b) Highway Safety

- a) Impact on 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. It should make a positive contribution to the character of an area, continuity and enclosure, the quality of the public realm and create safe and accessible environments. Policy EN1 states: Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include Conservation Areas.

The height of the fence, notwithstanding whether the trellis is added to the top of the fencing or omitted is already not a positive contribution to the streetscene due to the height of the fence. The concrete posts are taller than the previous fencing. It is a dominant feature and this will then be worsened by the planned erection of the trellis atop. It is considered that the fence is out of keeping with the open character of the front gardens in the surrounding area and has an adverse impact on the street scene. It is visually dominant and substantially higher than any neighbouring fencing. The prevailing materials used are brick and metal railings or low level fencing or hedging. The materials are considered out of keeping with the South Park Conservation Area. This is a replacement retrospective proposal and it has failed to preserve or enhance the Conservation Area.

b) Highway Safety

There is no objection in principle to the use of double gates in front of the garage adjoining the highway to provide a more secure and safe area within the private garden. The positioning of the gateposts are however set forward of the boundary wall and further restrict visibility for the adjacent driveway, although as there is not a highway objection, this is not considered to warrant a reason for refusal. However, the plans are not showing the provision of a widened drop-kerb. This could have been conditioned were the proposal otherwise acceptable, an informative could advise of this.

Conclusion

Proposal unacceptable for design reasons

Recommendation

Application Refused

1. Reason for refusal: impact on streetscene/CA

Informatives: plans, no preapp, Licence for drop-kerb needed, positive and proactive, enforcement.