

Site Location

The site is located to the rear of dwellings fronting the north-eastward side of Berkshire Drive. The site comprises three adjoining garages, with vehicular access between 15b and 17 Berkshire Drive. The site topography slopes in a north-westerly direction such that the level of the existing garages is slightly set down from the level of the highway. The garages predate the erection of the dwellings before them and are served by a small area of hardstanding to their frontage. The rear elevation of the garages comprises the rearward site boundary. The site is set down from the neighboring dwellings, whose rear gardens abut the garage site with their fencing appearing at a relative height in excess of 3m. To the rear of the site extends Sheppard Court flatted development, with large trees located close the shared boundary. The garages themselves are currently unused.

Proposal

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Development Framework Core Strategy (2008)

Policy CS1: Sustainable Construction and Design

Policy CS2: Waste Minimisation

Policy CS7: Design and the Public Realm

Policy CS14: Provision of Housing

Policy CS15: Location, Accessibility, Density and Housing Mix

Policy CS16: Affordable Housing

Policy CS20: Implementation of The Local Reading Transport Strategy (Local Transport Plan 2006-2011)

Policy CS24: Car/Cycle Parking

Policy CS38: Trees, Hedges and Woodlands

Reading Borough Sites and Detailed Policies Document (2012)

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 DM12: Access, Traffic and Highway Related Matters

Appraisal

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the site and surrounding area
- c) Impact on neighbors
- d) Amenity of future occupiers
- e) Transport
- f) Natural Environment
- g) Affordable housing and CIL

Principle of Development

The site is considered suitable for a small 1 bedroom dwelling as there is;

- Adequate space for private amenity area (glass roofed enclosed balcony)
- 1 covered parking space
- Bin storage
- Cycle storage.
- The living areas are not overlooked or overlooking the neighboring properties to any great degree as this has been designed out.
- This is an opportunity to provide an affordable market 1 bedroom dwelling in this popular Tilehurst location within detriment to the surrounding properties.

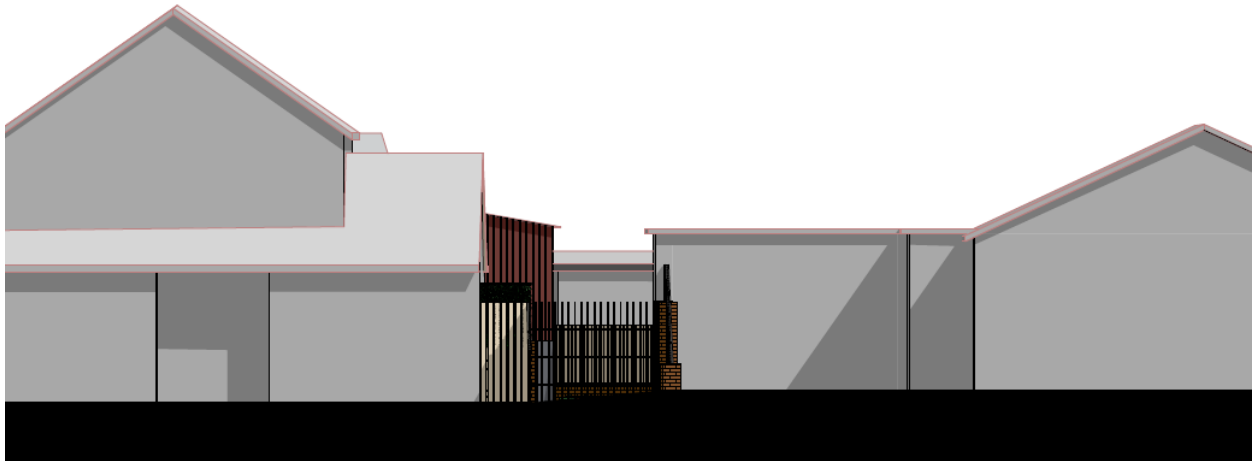
The siting of the dwelling is not in conflict with the established building line when one looks at Sheppard Court, the flat development directly behind & to the east of the site which has been built within the rear gardens of the properties in Park Lane. We therefore already have backland development adjacent. The siting of this dwelling is not alien to the location.

The new dwelling has been designed in a contemporary manner, limits any overlooking & being overlooked, incorporates private amenity with out detriment to the surrounding properties.

Design & impact

The design is of high quality & would hardly be visible from Berkshire Drive as it is set at a

lower level directly behind 17 Berkshire Drive. (see below)



(PL-09 Proposed Street scene)

There is no back to front & limited side overlooking from the proposed dwelling due to the oriel window & enclosed balcony area.

Transport

1no parking space is proposed for this 1 bedroom dwelling which we believe will be acceptable to RBC Transport Development Control. The vehicles can enter & leave in a forward direction. The from of the site is gates, with the gates set some 5m back from the highway.

Environment

The proposal provides for a green roof & further soft landscaping & will not cause significant harm to any existing trees.

Contributions

DM6 of the SDPD 2012 requires a financial contribution of 5% of the GDV. The Applicant is willing to enter into a 106 Legal agreement for an agreed sum and pay the councils reasonable fees. Valuations will be provided. Title deeds and the applicant's solicitors will be forthcoming.

CIL

CIL Form Enclosed

Conclusion

Although a dwelling would not normally be acceptable in a rear garden of a dwelling with no

street frontage, in this case the land is not a rear garden & not in residential use but is surrounded by established dwellings & flats to the rear of it built to the rear of the dwellings fronting Park Lane.

The dwelling is provided with private amenity, adequate parking with cycle & bin storage, its own private access which has not infringed on 17 Berkshire Drive.

The dwelling is not isolated but sited in the middle of this built environment.

There is an opportunity to provide a 1 bedroom dwelling in Tilehurst village without detriment to surrounding properties which should be encouraged.