

DELEGATED APPLICATION REPORT - Application No.: 191239/VAR

Address: 24 Wantage Road Reading RG30 2SE

Proposal: Application for removal or variation of condition 2 following grant of planning permission. (Application no 161760)

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The application site consists of the rear garden to 24 and 26 Wantage Road, fronting Wilson Road and the site is approximately 12m wide. The site currently incorporates dilapidated garages which are situated between dwellings fronting Wilson Road and rear gardens to 22 Wantage Road. At the time of attending the site, the approved development (161760) had not begun (including demolition).

Proposal:

The proposal is seeking to vary condition 2 (Approved plans) of planning permission 161760 to amend the originally approved plans. Specifically, the amended development would increase the building footprint of the dwelling and simplify the design.

Original permission 161760, saw consent granted for full planning permission for two semi-detached dwellings. The development approval was accompanied by a section 106 agreement for a financial contribution toward affordable housing elsewhere in the borough, and a number of pre-commencement conditions, of which none have been approved. As such, the development remains unimplemented but extant.

Plans Considered:

Drawing No: 03 - Proposed street elevation

Drawing No: 04 Rev D - Proposed plot plan

As Received 3 October 2019

Drawing No: 01P Rev C - Proposed plans - ground and first floor

As Received 23 October 2019

Drawing No: 02P Rev C - Proposed plans - roof and loft

Drawing No: 03P Rev C - Proposed Elevations

As Received 28 October 2019

Relevant Planning History:

161760/FUL - Construction of 2 Semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road APPROVED with s106 agreement 26 September 2018

Consultation Responses:

Internal:

No significant changes to the original proposal have been included, as such no internal consultees have been contacted in this instance.

Adjoining properties have been contacted by letter, and a site notice has been erected by the applicant's agent. No responses have been received.

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 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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008)

- CS1 Sustainable design and construction
- CS4 Accessibility and the intensity of development
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS14 Provision of Housing
- CS15 Location, accessibility, density and housing mix
- CS16 Affordable Housing
- CS24 Car/Cycle parking
- CS34 Pollution and water resources
- CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document - (Adopted October 2012)

- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Amenity Space
- DM11 Development of Private Residential Gardens
- DM12 Access, Traffic and Highway-Related Matters
- DM18 Tree Planting

Supplementary Planning Guidance/Documents

- SPD - Sustainable Design and Construction (2013)
- SPD - Parking Standards and Design SPD (2011)
- SPD - Affordable Housing Provision (adopted 2013)

Appraisal

Principle of development:

This most recent application does not seek to change the nature of the proposal, simply a revised design to that approved under 161760/FUL. Since the determination of the previous application, there has been no change in those relevant Local Plan policies relating to this type of development. Furthermore, the Emerging Local Plan continues to adopt the same approach to replacement dwellings. Therefore the principle of development remains acceptable.

Design and Amenity

The proposed amendments to the originally approved planning permission would increase the overall plot coverage, but maintain the originally approved width (to the front portion) and depth of the proposed dwelling. The resultant dwelling would be approximately 6m² greater in plot coverage than the originally proposed dwelling. The proposal would result in a less convoluted built form to the rear of the dwelling, and increase the usable space within the proposal. As the built form would now be greater in width toward the rear of the plot, the main consideration is impact on adjoining properties. In the original decision, it was concluded by officers that:

“To the south side, the dwelling on plot 1 adjoins the block of flats, 1 Wilson Road. Whilst the block of flats is forward of the setback element of the front elevation windows to the dwelling on plot 1, these windows serve a study room at first floor and a kitchen at ground floor. The proposed dwellings are therefore not considered to result in harm to the amenities of the neighbouring properties in terms of overlooking, access to sunlight and daylight and being overbearing”

As such, the proposed development would cause not greater level of visual impact than the existing approved development, and would not result in any harm to the outlook, or the daylight/sunlight reaching the rooms within the adjoining flatted development.

Conclusion

On the basis of the above, and in light of any other material planning considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant outline planning permission subject to all conditions previously attached to planning permission 161760 with an amendment to condition 2 (Approved Plans).

RECOMMENDATION:

Grant variation of condition 2, as follows (additions in **bold**, removed plans/ wording in ~~striketrough~~):

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- ~~Amended Location Plan No.A-1000 Rev A~~
- ~~Amended Site Plan No.A-1030 Rev B~~
- ~~Amended Block Plan No. A-1035 Rev D~~
- ~~Amended Floor Plans No.A-1010 Rev D~~
- ~~Amended Roof Plans No.A-1015 Rev C~~
- ~~Amended Proposed Elevations No.A-1020 Rev C~~
- ~~Proposed Street Scene No.1025 Rev C~~

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Reason: ~~because~~ As permission is granted in respect of the development as detailed in the approved plans only.