

DELEGATED APPLICATION REPORT - Application No.: 190196/VAR

Address: 45 Albert Road, Caversham, Reading

Proposal: Application for variation of condition 12 (Access) following grant of planning permission 171753

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The application site is located to the south of No.45 Albert Road, to the north of No.43 Albert Road and to the north east of 20 Highmoor Road. The properties either side are pairs of semi-detached properties, but there are examples of detached properties within the street scene. There is a protected Beech tree (TPO 66/06) to the north east of the site, adjacent the highway.

Proposal:

The proposal is seeking to vary condition 12 (Access) of planning permission 171753 to supply a larger dropped kerb to service the proposed and existing dwellings, to enable two separate driveways to be constructed. The original wording of the condition was:

The Access of the development to which this permission relates shall not be carried out other than in accordance with the following approved drawings only:

Proposed Layout KA25545.002 Rev C

Proposed Access Arrangements 5641.001

Autotrack Swept Paths 5641.002

Received 6th October 2018

Reason: For the avoidance of doubt and in the interests of the appearance of the site and the amenity of neighbouring premises. In accordance with Policy CS7 of the Core Strategy 2008 (altered 2015) and Policies DM4 and DM11 of the Sites and Detailed Policies Document 2012 (altered 2015).

Original permission 171753, saw consent granted for Outline planning application for a single detached dwelling, with all matters reserved apart from access. 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:

Proposed Layout KA25545.002 Rev C

Proposed Access Arrangements 5641.001

Autotrack Swept Paths 5641.002

Received 6th October 2018

Dwg No: 3617/205/A - Site and location plan

Dwg No: 3617/207 - Proposed sight lines

Received 6th February 2019

An amended layout has been proposed which would require an amendment to this plan to refer to the newly proposed plans.

Relevant Planning History:

171753/OUT - Outline planning application for a single detached dwelling, with all matters reserved apart from access. APPROVED 3/7/2018

190052/REM - Application for approval of reserved matters following outline approval 171753. Under consideration.

Consultation Responses:

Transport Strategy: No objection subject to conditions and informatives.

Tree Officer: No objection subject to further information required at reserved matters stage.

Properties at 43, 45, 47, 48 and 48A Albert Road were consulted and a Site Notice was put up.

Two comments have been received from no's 43 and 48 Albert Road. Both comments related to the scale of the proposed dwelling, or the non-existence of a house on the proposed plans. In both instances, the application is specifically in relation to the provision of Access for the development as scale, appearance, landscaping, and layout are reserved as part of this application and are therefore not a material consideration to this particular application.

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 171753/OUT. 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 consideration

The proposed amendments to the originally approved outline planning permission would increase the overall width of the driveway currently approved from 4.1m to 6.07m. The resultant crossover would be approximately 2m longer than the existing crossover. The proposal would facilitate separate driveways for both the existing dwelling and the proposed dwelling. Although much wider than the existing driveway, and wider than the general width of driveways within the area, the fact the 6.07m driveway will serve two dwellings is considered to be a consolidation of two separate driveways that due to the particular location and existence of a bus stop in front of the property, no other solution could be proposed.

The proposed access is in close proximity to TPO 66/06. As such, it is important to consider the potential impact on the root zone of this protected tree to ensure that any works are undertaken appropriately to conserve and maintain it. The root zone of the tree is expected to extend further into the site than the indicative root protection zone as tree roots are unlikely to grow further beneath the highway. As such, the proposed driveway would extend further over the root zone of the TPO tree. Although there is potential to do damage to the root zone of the tree, it has been determined that the conditions applicable to the previous application could appropriately manage any potential damage, and ensure best practice is adhered to during the construction phase. This would also limit the amount of hardstanding that would need to be constructed at a later date, which is permitted development under the GPDO 2015. As such, implementing the approval with an approved arboriculture method statement and landscaping plan would help to ensure that development would include the maximum area of hardstanding required for the life of the dwelling.

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 171753 with an amendment to condition 12 (Access).

RECOMMENDATION:

Grant variation of condition 12, as follows (additions in **bold**, removed plans in ~~striketrough~~):

The Access of the development to which this permission relates shall not be carried out other than in accordance with the following approved drawings only:

~~Proposed Layout KA25545.002 Rev C~~

~~Proposed Access Arrangements 5641.001~~

~~Autotrack Swept Paths 5641.002~~

~~Received 6th October 2018~~

Dwg No: 3617/205/A = Site and location plan

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