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West Berkshire Council
Market Street
Newbury
RG14 5LD

Your contact is: Julie Williams, Planning

Dear Ms Masie Masiwa,

Consultation on your application no: 18/02301/FULD
Application type: Adjacent Authority Consultation

Address: 347 The Meadway, Tilehurst, Reading, Berkshire, RG30 4NN

Proposal: Erection of 8 flats (2 x3 bed, 4x2 bed and 2x1 bed) which are conversion of the two dwellings consented under 18/00297/FULD, including parking, landscaping and alterations to access

Applicant: Mr Spencer Chapman

I refer to the consultation of the above application which was received on **13 September 2018**.

We have received the following comments on this application:

Transport comments:

This site has been subject to previous planning applications for 2 detached dwellings, the most recent of which was approved in June 2018. The site is within West Berkshire Council's administrative area, but part of the road fronting the site is within Reading Borough Council.

The Meadway is classified as the C400 which is subject to Reading Borough Council's adopted Design Guidance for Residential Accesses on to Classified Roads. It appears that the existing dropped kerb access is to be retained but this should be widened to accommodate the increased level of vehicular traffic into the site.

The proposed number of flats require 15 car parking spaces in accordance with West Berkshire's parking standards. Reading Borough Council's parking standards would also require 15 car parking spaces.

From the plans submitted, only ten spaces have been provided which is insufficient parking for the proposal and is likely to result in on-street parking on the classified road network. In view of this, Reading Borough Council supports WBC Highway Authority request for amended plans to ensure that there is sufficient car parking within the site.

In the absence of amended plans to address these concerns, it is recommended that the application is refused for failing to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This could result in on-street parking on C400 The Meadway, adversely affecting road safety and the flow of traffic.

Landscape comments:

The West Berkshire Tree Officer has previously provided robust comments on the earlier application for two dwellings within this site and we trust that he will be consulted again on this latest application.

The application to convert the dwellings to flats will require large areas of hard landscaping at the front of the site plus additional bin and cycle stores within the rooting areas of the retained trees. This encroachment of development within the rooting areas of trees is likely to impact on their long term health.

Tree roots do not usually grow under the adopted highway where the compaction and anaerobic conditions are not conducive to healthy tree root growth. With this in mind, we request that any accompanying arboricultural documentation submitted in support of this application should represent the trees' likely rooting areas as polygons in accordance with BS:5837 and taking into account the influence of the public highway and boundary walls on the likely distribution of tree roots. This will enable the proposal to be assessed against the realistic constraints posed by the trees, particularly along the frontage.

In addition, we also request consideration be given to the addition of at least one new tree to be planted along the site frontage in order to screen the site and provide sustainable tree cover along The Meadway.

Ecology - no comments

Public comments received from 3 local residents objecting to the scheme, which have been forwarded on to you in full with this letter but here are some extracts:

1. The current application to now convert those two dwellings into eight flats, I believe, is an over-development and conflicts with the established character and housing stock of the area.

Furthermore, to accommodate these flats and increased number of occupants (minimum of eleven) there would have to be more parking provided. This will result in extensive landscaping and, no doubt, tree-felling. At present, each of the properties lining the south

side of The Meadway has an established mature tree-scape defining the frontage of their properties and this should be maintained.

This application seeks to circumvent the proper planning process. If the original application had been for the erection of eight flats, it would have been rejected. Just because the application is now to erect eight flats behind the facades of the two originally permitted dwellings, it does not change the fact that it is still eight flats.

Please reject this application.

2. The vehicular traffic along this section of The Meadway, between St Michael's Road roundabout and Halls Road is already compromising the safety of road users. Whilst vehicles are permitted to park on both sides, on Sundays and sometimes other days the congregation of The Gate (Tilehurst Free Church) fill all available spaces. This always restricts the vision of current residents to be able to move out safely on to The Meadway. This is also a busy bus route which often reduces traffic to one lane only anyway.

Should 8 flats, with a total of 15 bedrooms, be allowed, living directly opposite I fear the thought of possibly an additional 30 private vehicles attempting to turn out on to The Meadway. There is also no safe point for pedestrians to cross the road.

The traditional and aesthetic appearance of this stretch of The Meadway would be seriously spoiled by the insertion of an additional junction on to it.

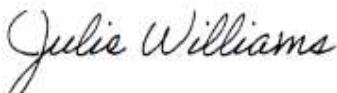
3. In regards to the above application we believe this proposal should be rejected on the following basis

- A) Insufficient infrastructure for access/egress and existing parking conditions
- B) Is not in keeping with the surrounding area

You will determine this application using your adopted policies but I would ask you to consider the comments provided. This part of Reading's character comprises single houses on generous plots set behind landscaping. In principle, converting these houses to flats would not change that character as long as the parking layout fits into the landscaped areas.

Our public consultation period ended today but should further comments be received I can forward them on to you.

Yours sincerely,



Julie Williams
Area Planning Team Leader

