

PLANNING APPLICATION FOR ERECTION OF 4 DWELLINGHOUSES AND ACCESSES WITH ASSOCIATED LANDSCAPING AND PARKING

PLANNING STATEMENT (INCLUDING HEADS OF TERMS)

LAND TO THE REAR OF 45 UPPER REDLANDS ROAD, READING, RG1 5JE

ON BEHALF OF HURST GROVE ESTATES

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004

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Appendix 1: Photographs of the site and surrounding area

1. INTRODUCTION

- 1.1 This statement is submitted in support of a full planning application for the proposed erection of 4 detached dwellings on Land to the Rear of 45 Upper Redlands Road.
- 1.2 This statement will cover the background to the planning application and provide the necessary information to enable its consideration by officers at the Council. It will summarise the relevant planning policies and assess the proposal in light of these policies. This planning application follows pre-application meeting and written pre-application response.
- 1.3 In addition to this statement, the application is accompanied by the appropriate application forms, duly signed and completed, the application fee of £1,848 and the following plans and documents:
- Arboricultural Survey and Report
 - Design, Access and Sustainability Statement
 - Drawing Register
 - Ecology Report
 - Existing Site Plan
 - Existing Street Scene Elevations
 - Heritage Statement
 - House Plot 1-4 Proposed Plans
 - House Plot 1-4 Proposed Elevations
 - Location Plan
 - Pre-Application Forms
 - Proposed Block Plan
 - Proposed Elevations
 - Proposed Floorplan

- Proposed Site Plan
- Proposed Streetscenes
- Transport Statement

2. SITE LOCATION AND DESCRIPTION

2.1 The site is located in south-east Reading, within the Redlands Conservation Area. It currently comprises of undeveloped land. The site fronts Upper Redlands Road to the north, Redlands Road to the west and New Road to the south. The site is surrounded by residential dwellings, other than at the points where it fronts a road. These residential dwellings are between 2 and 3 storeys in height, and their design varies within traditional architecture with examples of two storey brick terraced dwellings, two storey white washed dwellings and three storey stone dwellings. Views of the surrounding area and street scenes can be found in **Appendix 1.**

2.2 To the north of the site, across Upper Redlands Road, is the Grade II Listed Wantage Hall. This building was the first hall of residence at the University of Reading and opened in 1908. It was listed in 2008 and is fully described in the submitted heritage statement.

2.3 There are a number of trees at the site. These have all been classified as either C or B quality. A full schedule can be found in the Arboricultural Survey and Report.

2.4 The site lies within Flood Zone 1, and so is at the lowest risk of flooding.

2.5 The site is irregular in shape and provides the opportunity to develop complementary infill plots on previously undeveloped plots.

3. PRE-APPLICATION

3.1 To refine the design of the proposals and ensure they are sympathetic to the character of the area, the applicant submitted a pre-application to the Council in 2014/8. A pre-application response was received on 1st October 2018, and was followed by a meeting held with planning officers and the Council's tree officer on 17th October 2018.

3.2 The initial pre-application response set out that the principle of development of 4 dwellings on site would be considered acceptable, and that the site lent itself to forming 4 individual plots. Feedback was received from officers on specific areas of the scheme are set out as follows:

- The method for calculating RPA's of trees on site was discussed, in particular trees identified as T4, T5 and T12.
- More soft landscaping was requested.
- There were no transport objections subject to matters including visibility splays being shown within a full application
- Officers commented that the size and design of plot 1 which should be more smaller in size.
- Comments were also made that less of the boundary wall (of plots 3 and 4) should be removed to help preserve the character of the conservation area.

3.3 In response to the pre-application advice received, the plans have been amended in the following ways. These will be discussed in greater depth within the policy section of this statement.

- The gates have been omitted from plots 1 and 2.
- Plots 3 and 4 now benefit from a single access, allowing for the retention of more of the existing wall, and additional soft landscaping.
- Plot 1 has been reduced in size and now sits further back from the adjacent properties. As such the overall impact on neighbouring properties has been reduced.
- Safe vehicle access and visibility splays have been demonstrated within the transport statement which has been submitted alongside this statement.

- Surveys of important trees to understand where their roots were located as requested by the council, with the tree officer in attendance, and then moving the houses to respect their rooting environment
- Including more variation between the dwellings to respect the varied character of the area.

4. PROPOSAL

Use and Amount

- 4.1 The proposal is the construction of 4x four-bedroom detached dwellings.

Layout and Scale

- 4.2 The proposed dwellings will be sited to front onto the appropriate road. One dwelling will front onto New Road, one dwelling will front onto Redlands Road, and two dwellings will front onto Upper Redlands Road.
- 4.3 The dwellings will be 2 storeys in height and will reflect the scale and proportions of the other properties nearby.
- 4.4 Internally, the accommodation has been laid out to maximise the internal space and light afforded, with multiple full-length patio doors to maximise daylight into the rooms, and a layout which maximises utility and usable space. Each dwelling has a family room/conservatory, which will be a bright and open room offering views over the garden. These family rooms will lead onto a brick patio.
- 4.5 Externally, the dwellings will benefit from a significant plot size, with sizeable rear gardens. The amenity space will be ample for the proposed dwellings.

Landscaping

- 4.6 The submitted site plan shows that the siting of the dwellings allows for soft landscaping to be introduced to the front, side and rear garden in the form of select native planting and trees. Some of the existing category C trees at the site will be removed to facilitate development, whilst the remaining category C and B trees will be retained and protected. This is set out fully within the arboricultural survey.

Appearance

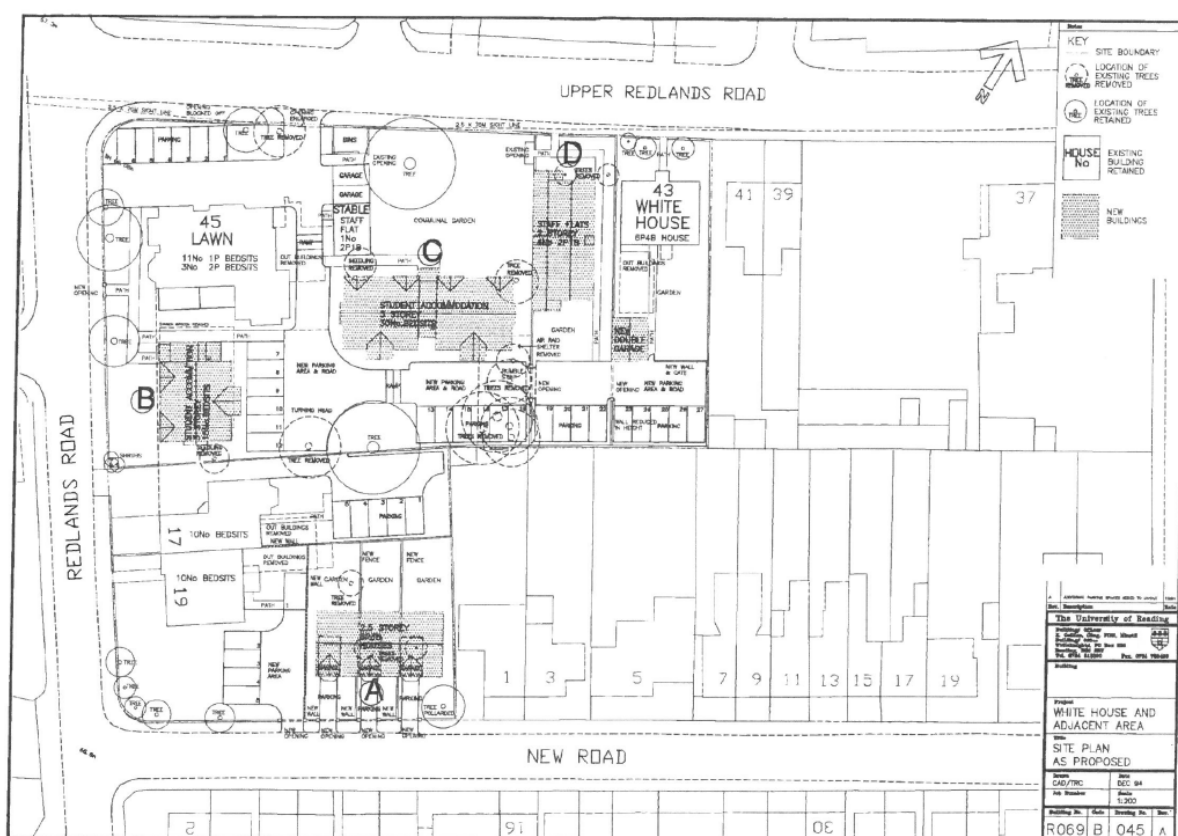
- 4.7 The character of the area is residential, featuring housing of varying design and appearance. The proposed dwellings utilise materials such as brick and dark tiled roof, and white washed which is a feature of the surrounding dwellings. Materials can be controlled by condition to ensure they complement the colour of materials of the adjacent dwellings.

Parking and Access

- 4.8 An access will be created for each of the new dwellings by removing a section of the brick wall which currently fronts Upper Redlands Road, Redlands Road and New Road. A gravel area will be created to the front of the dwellings for the parking of two vehicles.

5. RELEVANT PLANNING HISTORY

- 5.1 There have been four previous planning applications at the site.
- 5.2 *Application 140048* in 2014 was for remedial tree works, and was approved.
- 5.3 *Application 970879* in 1997 was for the conversion of stable to one 2 bedroomed dwelling; creation of two additional study bedrooms through internal alterations of The Lawn together with external alterations (insertion of windows and doors). This was permitted, although it is unclear whether this permission was built out.
- 5.4 *Application 960745* in 1997 for demolition of redundant outbuildings was approved on appeal. It is unclear whether this permission was carried out.
- 5.5 *Application 960054* in 1996 for redevelopment to provide new student housing and staff flats, including upgrading alterations to existing buildings at 17-19 Redlands Rd, 45 Upper Redlands Rd was refused on appeal. A proposed site plan for this refused scheme is shown below. This proposal is far more sympathetic and in-keeping with the Conservation Area, and Wantage Hall, than the refused scheme. This proposal is infill on existing plots and matches the existing pattern of development in the area which has been confirmed during the pre-application.



6. RELEVANT PLANNING POLICY

6.1 The Development Plan for Reading Borough Council currently comprises:

- Core Strategy (2008)
- Reading Central Area Action Plan (2009)
- Sites and Detailed Policies Document (2012)
- Relevant SPDs and SPGs

6.2 This site falls outside of the Central Area Action Plan, and so it is not relevant to this proposal.

6.3 Material considerations in the determination of this planning application include:

- The NPPF (2018)
- The Submission Local Plan (2018)

Principle of Development

6.4 Policy DM11 of the Sites and Detailed Policies Document relates to 'Development of Private Residential Gardens'. Whilst this site is not currently part of a private residential garden, it shares many of the characteristics of a private garden given its location and surroundings. The policy states that "*Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:*

- 1) *The proposal makes a positive contribution to the character of the area in terms of:*
 - *The relationship of the existing built form and spaces around buildings within the surrounding area;*
 - *A layout which integrates with the surrounding area with regard to the built-up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;*

- *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
 - *Compatibility with the general building height within the surrounding area;*
 - *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
 - *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*
- 2) *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*
- 3) *The proposal includes access, which meets appropriate highway standards;*
- 4) *The proposal does not lead to unacceptable tandem development;*
- 5) *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*
- 6) *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*
- 7) *The emphasis is on the provision of family-sized housing;*
- 8) *The development would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent open space are deemed to make an important contribution to biodiversity and contribute to the green network; and*
- 9) *The proposal does not prejudice the satisfactory development of a wider area."*

6.5 The Submission Local Plan also includes a policy on 'Development of Private Residential Gardens', with similar wording.

6.6 This site meets all of these requirements, as shown below:

- 1) The proposed dwellings have been designed so as to make a positive contribution to the character of the area. They fit well with the existing built form, and will fill a gap in the streetscape that current lies empty. The proposals will integrate with the surrounding area, as their built form, design, size, height, and plot layout is similar to existing houses.
- 2) The size of the plots is sufficient for the proposed dwellings, and they will not appear too cramped or too open when compared to existing plots.
- 3) The proposals all include suitable access from the highway, which can demonstrate acceptable visibility splays. This will be achieved by removing sections of the existing wall which fronts Upper Redlands Road, Redlands Road and New Road, and installing cast iron gates in its place. More information can be found in the accompanying Transport Statement.
- 4) The proposal will not lead to tandem development, as each proposed dwelling has a frontage onto an existing adopted highway.
- 5) The proposal minimises exposure of existing private boundaries to public areas, and will improve security by ensuring that no existing or proposed dwellings back onto open land, as they do currently.
- 6) The proposal will not have a detrimental impact on neighbouring and nearby occupants, as it has been designed sympathetically and with the aim of reducing overlooking. The number of windows has been minimised on any parts of the proposal which face existing dwellings, and those windows that are proposed will be obscurely glazed, or on the ground floor.
- 7) All four proposed dwellings are family-sized, as each has four well-proportioned bedrooms.
- 8) Whilst this proposal would fragment a block of gardens, there is currently little biodiversity at the site. The amenity grassland is well maintained and cut short, providing little habitat for animals. The small number of trees and shrubs at the site do not house any species of note. As the site will remain as gardens, there is not a significant ecological

impact. More information can be found in the accompanying Ecological Report.

- 9) The proposal does not prejudice the satisfactory development of a wider area, as it comprehensively develops the site and makes efficient use of the space available. The site is surrounded by existing residential plots that cannot be developed further.

- 6.7 Within the pre-application advice received on 1st October 2018, officers advised that the principle of development on site would be acceptable. There is nothing to suggest since this date that the situation has changed.

Sustainability

- 6.8 Policy SD1 of the Sites and Detailed Policies Document relates to the 'Presumption in Favour of Sustainable Development'. This states that "*A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*"

- 6.1 Local services and amenities required on a daily basis are located between 300m and 2km of the proposed development site. There is a parade of shops approximately 300m to the south which is accessible on foot via a segregated footpath section and controlled pelican crossing point. This is easily walkable and should provide residents with daily essentials. Approximately 2km to the north west of the site is the Oracle Shopping centre which offers shops, restaurants, cafés bars and a ten-screen cinema. To the north and east of the Oracle is the wider central reading retail and employment area meaning the site enjoys appropriate access to jobs. Within close proximity to the proposed development site (within 800m walking distance) there are 3 nursery and primary schools, a secondary school, Reading University and the Royal Berkshire Hospital. There are also a number of GP surgeries, dentists and local convenience stores.
- 6.2 The closest bus stop to the site is located approximately 200m in either direction on Redlands Road. This is served by four bus routes, the 9, Leopard 3, 3b and 10, which run regularly throughout the day to locations such as Central Reading,

Bracknell, Wokingham and Arborfield Green. The 21 Claret service runs from a bus stop on Christchurch Road, approximately 350m from the site, and operates 24 hours a day during university term time. Reading station is located approximately 2.3km from the site. Further details can be found within the accompanying Transport Statement.

- 6.3 Additionally, the site is located within Parking Zone 2, the 'Primary Core Area' in the Revised Parking Standards and Design SPD (2011). Zone 2 covers areas which are "*directly surrounding the core area, well served by public transport*", and so the Council accepts that the site is located sustainably. This site is therefore sustainably located and complies with policy SD1.

Housing

- 6.4 Policy CS14 of the Core Strategy relates to the 'Provision of Housing'. This states that "*Provision will be made for the completion of an average of at least 477 dwellings for the period 2001-2006, 572 dwellings per annum in the period 2006-2016, and 521 dwellings per annum in the period 2016-2026, in accordance with the spatial strategy set out in this Core Strategy Document. This provision will be made up of the following sources of supply: -*

- *Completions since 2001;*
- *Existing commitments with planning permission;*
- *Previously used sites of 0.4 ha or more that will be identified through urban capacity studies in a Site Allocations Document, to be prepared commencing in 2007;*
- *Other sites to be identified in the Site Allocations Document including the proposed greenfield development at Green Park 3; and*
- *Development coming forward on large and small previously developed windfall sites including changes of use and conversions."*

- 6.5 Policy HN1 of the Submission Local Plan relates to the 'Provision of Housing'. This states that "*Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644*

dwellings that cannot be provided within Reading will be met over the plan period."

- 6.6 This site will bring forward four sustainably located new dwellings, which will positively contribute to the supply of housing in Reading and contribute towards the shortfall of 644 dwellings as identified in the Submission Local Plan.

Heritage

- 6.7 Section 16 of the NPPF relates to 'conserving and enhancing the historic environment'. Paragraph 192 of the NPPF states that *"In determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness."*

- 6.8 Policy CS33 of the Core Strategy relates to the 'Protection and Enhancement of the Historic Environment'. This states that *"Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:*

- Listed Buildings;*
- Conservation Areas;*
- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located."

- 6.9 Section 9.1 of the Sites and Detailed Policies Document relates to 'Heritage Assets'. Paragraph 9.1.10 states that *"Heritage assets are a non-renewable*

resource. Harm to, or loss of an asset's significance including the complete loss, demolition or destruction, causes a loss of value to society and a loss of public benefit. There is a presumption in favour of the conservation of all heritage assets. Any harm to or loss of an asset needs clear and convincing justification as set out in national planning policy".

- 6.10 Paragraph 9.1.13 states that *"Conservation Areas are areas of special architectural or historic interest, the character and appearance of which should be conserved or where appropriate enhanced"*.
- 6.11 The primary heritage asset in the area is Wantage Hall. This is a Grade II Listed hall of accommodation for University of Reading students, which is still in use today. The building was listed in 2008, as it was the first hall of residence at the University of Reading, and one of the earliest halls of residence outside of Oxford and Cambridge. The listing states that it is of neo-Tudor design, and comprises a quadrangle surrounded by a mainly two storey building. Wantage Hall lies to the opposite of plots 1 and 2, across Upper Redlands Road. The rest of the Conservation Area is characterised by residential development of between 2-3 storeys, with houses from a mix of eras interspersing.
- 6.12 As stated in the Heritage Statement, this proposal will have no harmful impact on either the Redlands Conservation Area, or Wantage Hall. The area is characterised by residential development of houses between 2-3 storeys, and includes a number of new build houses, so four additional 2 storey houses will have no negative heritage impact. More detailed information on the heritage impacts of the scheme can be found in the accompanying Heritage Statement.

Affordable Housing, Density and Mix

- 6.13 Policy CS15 of the Core Strategy relates to 'Location Accessibility, Density and Housing Mix'. This states that *"Developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, in accordance with the findings of a housing market assessment. The mix of dwellings should include an appropriate proportion of units designed to the Lifetime Homes standard"*.
- 6.14 Policy DM5 of the Sites and Detailed Policies Document relates to 'Housing Mix'. This states that *"On new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure*

that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations".

6.15 Policy DM6 of the Sites and Detailed Policies Document relates to 'Affordable Housing'. This states that *"On development sites of less than 15 dwellings, the following proportions of affordable housing provision will be provided:*

- *on sites of 10 – 14 dwellings 30% provision;*
- *on sites of 5 – 9 dwellings 20% provision; and*
- *on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.*

6.16 For sites of more than 4 dwellings, provision should be made on site in the first instance with a financial contribution being negotiated to make up the full requirement as appropriate".

6.17 Given the small size of the proposal, at 4 dwellings, it should not be expected that a range of dwelling types and sizes will be provided. Therefore, the proposal does provide an appropriate range of dwelling types and sizes, in accordance with Policy CS15.

6.18 Although this development is for four dwellings, and so does not fall under the requirements of Policy DM5, it is still compliant, as 100% of the scheme is for dwellings of three dwellings or more, and all of the dwellings are in the form of houses rather than flats.

6.19 This proposal will provide a policy compliant level of affordable housing. Four new dwellings are proposed, and so the equivalent of 10% of the housing should be provided through a financial contribution. This will be calculated as 5% of the Gross Development Value (GDV) based on valuations of the development by estate agencies. This will then be paid to the Council upon occupation of the development.

6.20 The affordable housing contribution has been calculated at 5% of the GDV of £3,000,000. This provides £150,000 as a contribution to affordable housing.

Design

6.21 Policy CS7 of the Core Strategy relates to 'Design and the Public Realm'. This states that *"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. The various components of development form, including: -*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials.*

will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -

- *Character - a place with its own identity and sense of place*
- *Continuity and enclosure*
- *Quality of the public realm*
- *Ease of movement and permeability*
- *Legibility - clear image and easy to understand*
- *Adaptability – capable of adaptation over time*
- *Diversity – meets a wide range of needs.*

Developments will also be assessed to ensure that they: -

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*

- *Address the needs of all in society and are accessible, usable and easy to understand by them; and*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping. Applications for major and minor developments should be accompanied by a design and access statement that deal with all the above matters."*

- 6.22 The proposals have been designed to reflect the layout and style of existing houses in the area. As part of the design process, a survey of street frontages was carried out to ensure that the proposed buildings relate and are sympathetic to their neighbouring properties. Details of ridge and eaves heights and window and door designs have been taken from the adjacent buildings and others of similar age and are used in the proposed new houses.
- 6.23 During the pre-application process the officer suggested small changes could be made to the design of the dwellings to ensure that the dwellings were in keeping with the surrounding conservation area. This includes changes to the style of the porch, and a varied use of materials. Specific details relating to design are provided in further detail within the accompanying design, access and sustainability statement.
- 6.24 Level access will be provided to the main entrance of the dwellings, and the ground floor cloakroom will be designed in accordance with Building Regulations Approved Document part M1/10.1. Switches and sockets will be positioned between 450mm and 1200mm from finished floor level. The accompanying Design and Access Statement includes further details on the design of the proposed houses.
- 6.25 A hard and soft landscaping scheme could be secured by condition, but the proposals allow for generous areas of soft landscaping characteristic of the area.

Amenity

Policy DM4 of the Sites and Detailed Policies Document relates to 'Safeguarding Amenity'. This states that "*Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell; or*
- *Crime and safety.*

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes."

- 6.26 The Submission Local Plan also includes a policy on 'Safeguarding Amenity', with similar wording.
- 6.27 The amenity of neighbouring properties was considered when designing the proposed houses. All windows in the side elevations of the proposed houses are obscure glazed, to ensure that no overlooking will take place. The back to back elevations from the proposed houses are all considerably more than 20m. The proposed houses are 2 storeys, the same as, or lower than, all surrounding development. This ensures that they will not be visually dominant or generate an overbearing effect. The modest height of the proposed houses will also ensure

that they do not block access to daylight and sunlight for neighbouring properties. The proposed houses will enclose the currently open area of land behind many residential properties, increasing surveillance and security.

- 6.28 The accompanying Design and Access Statement demonstrates that each property will benefit from sufficient daylight levels.
- 6.29 The proposed houses will generate a minor number of additional vehicle movements by small passenger vehicles, which will not have a negative effect on the amenity of nearby residents.

Transport and Parking

- 6.30 Parking standards are devised based on the Parking Zone in which the development falls, as stated in the Revised Parking Standards and Design SPD (2011). This site falls within Zone 2, and so the required number of spaces per 4-bedroom dwelling is 2. The proposal includes 2 spaces per dwelling, located to the front of the houses, and so meets the required standards.
- 6.31 A transport assessment accompanies this report, this sets out that in the first instance, the site is sustainably located and provides opportunities for residents to walk and cycle to local amenities and a nearby bus service. The Councils pre-application response confirmed that the council did not have any objections relating to transport.
- 6.32 Trip data has been collected and it is concluded that the traffic arising from the development will not have a material impact on the existing situation. Swept path analysis has been conducted and is provided within the Transport Statement. This demonstrates that vehicles can enter and leave the site safely in forward gear.

Ecology

- 6.33 Core Strategy policy CS36 sets out that development should retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats).
- 6.34 An ecology report accompanies this application. This sets out that there are no significant ecological impacts as a result of the proposals and no significant impact on any protected species. As a result of this, no further surveys were recommended. The report recommended that the site could be enhanced through

the planting of a native species within the garden landscaping. The details of which could adequately be secured via a suitable condition and detailed landscaping scheme.

- 6.35 For the reasons set out above the scheme would retain and enhance features of biodiversity on site in accordance with policy CS36.

Trees

- 6.36 Policy CS38 relates to trees, hedges and woodlands. This looks to ensure that individual trees, groups of trees and woodland to be protected from damage or removal and that the Boroughs vegetation cover will be extended.
- 6.37 It is proposed to remove some of the trees identified as being of a low quality to enable development and where possible trees have been retained.
- 6.38 As has already been set out in previous sections, during the pre-application stage the council provided comments regarding the proposal's impact on trees. In particular the impact on the RPA of trees on site, in particular trees identified as T4, T5 and T12.
- 6.39 Since the pre-application advice was issued an air spade survey was carried out in November 2018, the location of plot 3 was shifted south by 3m to reduce the impact on tree roots. The design of the foundations to plot 3 has also been amended to reduce the overall impact on tree roots. Further details are provided in the accompanying Design, Access and Sustainability Statement. The location of this is shown on the proposed site plan.

7. Heads of Terms

- 7.1 The affordable housing contribution has been calculated at 5% of the GDV of £3,000,000. This provides £150,000 as a contribution to affordable housing, which will be provided by the applicant.

8. CONCLUSION

- 8.1 This planning statement has been submitted in support of a full planning application for the construction of four 4-bedroom detached houses on the land to the rear of 45 Upper Redlands Road.
- 8.2 This statement has demonstrated that the proposals comply with all relevant planning policy, and are sustainably located new family homes, which are much needed in Reading. The applicant has engaged in the pre-application process with the Council and following the Councils feedback, the scheme has evolved in order to produce the final scheme submitted with this application. The scheme is considered to adhere with local and national planning policy and the advice received during pre-application discussions. It is therefore respectfully requested that planning permission is granted.

APPENDIX 1
PHOTOGRAPHS OF THE SITE AND SURROUNDING AREA



Above: Existing wall along the site boundary on Upper Redlands Road



Above: Adjacent dwelling to plot 4 on Upper Redlands Road



Above: 45 Upper Redlands Road



17 and 19 Redlands Road



Views of the site (Plot 1) from New Road



Views onto New Road