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9 November 2017

Your contact is: **Mr Ralph Chakadya, Planning**

Dear Mr. Bichard,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: 171701

Address: 9 Elsley Road, Tilehurst, Reading, RG31 6RP

Proposal: Pre-application advice for proposed construction of new 2-3 storey dwelling with attached garage

Thank you for your enquiry.

Site Description and Surrounding Area

The site is at the corner of Elsley Road and Clevedon Road, being rectangular in shape and comprising part of the garden to 9 Elsley Road. The lawful use of the site is garden land. The area is predominantly residential and the existing dwelling on 9 Elsley Road is not listed or in the conservation area.

Proposal

The applicant proposes to erect a new detached two-storey dwelling with access from Elsley Road. Not much detail has been submitted apart from a block plan showing the outline of the proposed dwelling.

Relevant Planning History

None relevant

Legal and Planning Policy Context

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'.
Relevant Planning Policy and Guidance

Reading Borough Local Development Framework Core Strategy (2008):

CS1 (Sustainable Construction and Design)
CS7 (Design and the Public Realm)
CS9 (Infrastructure, Services, Resources and Amenities)
CS15 (Location, Accessibility, Density and Housing Mix)
CS24 (Car / Cycle Parking)
CS34 (Pollution and Water Resources)
CS36 (Biodiversity and Geology)
CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Development Framework Sites and Detailed Policies Document (2012):

DM3 (Infrastructure)
DM4 (Safeguarding Amenity)
DM6 (Affordable Housing)
DM10 (Private and Communal Outdoor Space)
DM11 (Development of Private Residential Gardens)
DM12 (Access, Traffic and Highway-related matters)
Reading Borough Supplementary Planning Guidance / Documents:
SPD 'Affordable Housing'
SPD 'Parking Standards and Design'

Appraisal

The main issues are:

- a) Principle of Development
- b) Design / Character
- d) Impact on residential amenity
- e) Parking and access
- f) Trees and Ecology
- g) S.106 legal agreement
- h) Community Infrastructure Levy

Principle of Development

The principle of the development would need to be assessed in terms of the requirements of the National Planning Policy Framework (NPPF) paragraph 53 that seeks to ensure that policies are set out to resist inappropriate development of residential gardens. Also, at local level, the Council's LDF SDPD policy DM11 that establishes a number of criteria against which applications for the development of private residential gardens need to be assessed. Council's LDF SDPD policy DM10 seeks to ensure that adequate private and communal outdoor space is retained in terms of development proposals.

The existing dwelling at 9 Elsley Road sits within a fairly large plot at the corner with Clevedon Road. Access to the dwelling is from Elsley Road with the main frontage assumed to be facing Elsley Road. There is certainly scope for a suitably scaled dwelling in this location

without the appearance of overdevelopment of the site. Provided the attached garage is single storey and low-key in terms of size and scale, the proposed layout for the principal building appears respectful to the existing building lines in both Elsley Road and Clevedon Road and is not expected to be too visually intrusive to the street scene. Subject to other planning considerations, the principle for an additional dwelling on the site is therefore considered acceptable.

Design / Character

Policy CS7 seeks good design for all new development. No details have been submitted regarding the design of the proposed dwelling. This area of is characterised by detached dwellings set within generous plots and being of mixed design and style. If a planning application is submitted, the proposal should respect and enhance the character of the area.

Impact on residential amenity

The proposal would need to take into account the orientation of the existing dwellings, 9 Elsley Road and 33 Clevedon Road, relative to the fenestration treatment to prevent loss of privacy or being overbearing. Adequate provision should be made for outdoor garden amenity space in relation to the proposed dwelling as well as the existing dwelling at 9 Elsley Road.

Parking and access

Parking provision should equate to a minimum of 2 spaces and access arrangements from Elsley Road would need to accord with the requirements of highway safety and capacity. Given the size of the plot and an attached garage proposal, it is considered that parking requirements would be met.

Ecology and Trees

There are some ornamental trees on the site that make a positive contribution to the green network, biodiversity and visual amenities of the area. There is also a mature boundary hedge which is an important landscape feature, being very much in keeping with the character of the area and reflected by a well-clipped hedge of a similar size on the opposite side of Elsley Road. The hedge and surrounding smaller trees will enhance the site and allow the property to blend well into an established landscape. The proposal would need to demonstrate how the existing trees can be incorporated into the scheme as well as providing additional opportunities for meaningful soft landscaping to soften the impact of the development. Any planning application submission would need to be accompanied by a landscaping scheme showing trees / hedging to be removed and retained.

S.106 legal agreement

A section 106 agreement would be required to secure a financial contribution towards affordable housing off site as required by policy DM6 of the Reading Borough SDPD. Please refer to our SPD 'Affordable Housing' to see how this is worked out and how to submit a viability statement if needed. Please note that our Valuer will charge for assessing your viability statement.

Community Infrastructure Levy (CIL)

The Council implemented its Community Infrastructure Levy (CIL) on 1st April 2015. This proposal would be liable to pay the levy. Details of the charging schedule are available on the Council's website.

Advice on Supporting Information Required for a Planning Application

Prior to the submission of any application please refer to the Councils Planning Application Checklist:

<http://www.reading.gov.uk/businesses/planning/how-to-make-a-planning-application/formsandinformation/validation-checklist/>. This document explains what information will required before officers validate a planning application.

NB: This advice is given on a without-prejudice basis and in good faith and will not over-ride the formal consideration of a planning application by the Council.

CONCLUSION

Subject to addressing any issues raised in the above report, it is considered that the site is capable of accommodating a single dwelling. The pre-application includes an option for a meeting, therefore you may wish to take up this option and provide additional detail prior to submitting a planning application.

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours sincerely

p.p. *A. Amoah*

Mr Ralph Chakadya
Planning Officer