

18th May 2018

Head of Planning
Reading Borough Council
Civic Offices
Bridge Street
Reading
Berkshire
RG1 2LU

FAO Steven Vigar

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
LAND BETWEEN 10 AND 20 GLOUCESTER COURT, RG30 2TW**

I am instructed by Steve Pearce to submit to you the enclosed planning application for:

“The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.”

Accordingly, please find enclosed the following documents:

1. Completed planning application form and Certificate B
2. Existing and proposed plans prepared by James Matley as follows:

Plan Name	Reference
Site Location Plan	5060-001
Existing Elevations	5080-A-004 A
Proposed Block Plan	5080-A-100 B
Proposed Ground Floor	5080-A-101 B
Proposed First Floor and Proposed Roof	5080-A-102 B
Proposed Elevations	5080-A-104 B

3. Completed CIL form

The planning application fee of £462 has been paid online.

1. The Site

The application site is located on Gloucester Court. It comprises an area of scrubland which was previously part of the rear garden of 72 Tilehurst Road. There is no longer access to the subject site from Tilehurst Road and a 2m high close boarded fence forms the boundary between it and the rear garden of 72 Tilehurst Road. The site is accessed from Gloucester Court.



Figure 1: View of site from Gloucester Court

The site is surrounded by existing residential development. In the immediate vicinity of the site are 3 bedroomed terraced houses built in the 1970s, which provide a mix of on-street and off-street car parking, open front gardens and enclosed rear gardens.

Further north and west properties are predominantly tight knit Victorian terraced houses, which generally characterise this part of Reading in the Oxford Road area. These terraces have small front gardens, dominated by wheelie bins, and narrow rear gardens, reflecting the width of the plot. Parking for these properties is provided in residents parking bays on-street.



Figure 2: The application site

To the east and south there is a mix of semi-detached dwellings which front Tilehurst Road and flats, such as Bayeux Court and three storey properties on Connaught Road.

The site includes *5 casual car parking spaces* which were provided as part of the original Gloucester Court development. The spaces are not allocated to any particular property and are used on an ad hoc basis by local residents.

2. Planning History

The planning application has evolved following the submission of a number of previous applications and pre application enquiries, as outlined below. In particular, a previous proposal for the redevelopment of the site to provide 2 flats was dismissed at appeal (APP/E0345/W/16/3161485) in March 2017.

Date	Ref. No.	Scheme	Outcome
December 2014	142012	Planning application for 2 dwellings	Withdrawn
September 2015	151591	Pre application for 3 flats	RBC advised scheme too large
June 2016	160482	Planning application for 2 flats(1 x 2 bed, 1 x 3 bed) totalling 165 sq m	Refused
March 2017	160482	Appeal dismissed	
July 2017	171093	Pre application 2 flats (2 x 2 bed) totalling 124 sq m	RBC advised scheme too large
October 2017	171093	Pre application for 4 bed house extending to 115 sq m	RBC advised scheme too large
January 2018	171093	Pre application for 3 bed dwelling extending to 91 sq m	RBC advised scheme too large

In bringing forward a revised scheme, the applicant has given careful consideration to the Inspector's comments in dismissing the appeal and sought to amend the scheme, specifically to address the Inspector's concern regarding overdevelopment of the site.

3. Proposed Development

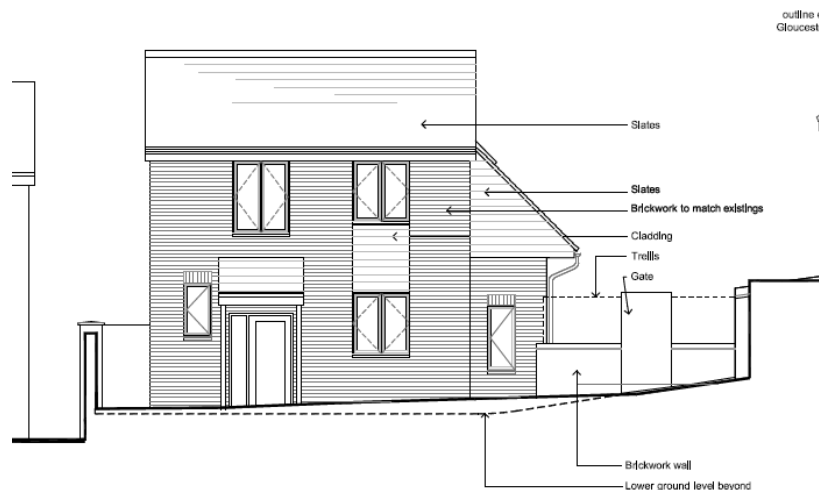
The planning application proposes the erection of a new dwelling extending to 78 sq m, comprising:

- Open plan kitchen / diner / lounge
- Downstairs cloakroom
- 3 bedrooms (1 en suite)
- Family bathroom
- Parking for 2 cars
- Cycle storage
- Refuse and recycling storage
- Front and rear garden

Design Approach

The proposed design approach indicates a simple elevation facing Gloucester Court, with a 'lean-to' extension on the ground floor on the right hand side. Windows are aligned and in proportion with the scale of the dwelling. A front porch is proposed.

Materials will comprise brick and tile and the palette will be consistent with the neighbouring Gloucester Court properties.



Proposed West Elevation

Parking

Four car parking spaces are proposed in total: 2 for the proposed new dwelling and 2 for local residents of Gloucester Court. This level of parking was accepted as appropriate by the Inspector.

Access

The access arrangements have been amended from the appeal scheme, in order to provide a dedicated footpath from Gloucester Court to the front door of the property. This addresses the concern raised by the Inspector and the revised scheme complies with policy in this respect.

Refuse Storage / Collection

As a consequence of providing a dedicated pedestrian access to the new dwelling, the scheme enables refuse collection to be undertaken if all parking bays are occupied. The dwelling is provided with refuse storage close to the public highway. This therefore addresses the concern raised by the Inspector in respect of the appeal scheme.



Figure 3: Proposed Block Plan, showing car parking and amenity space

Amenity Space

The dwelling will have a front and rear garden providing some 270 sq m amenity space for the property. This is considerably larger than other houses on Gloucester Court and will create a spacious setting for the new dwelling.

Privacy

In terms of privacy and overlooking, no windows are proposed on the south elevation towards no. 72 Tilehurst Road and the privacy of the occupiers of this property will be maintained.

Affordable Housing

We confirm that the applicant will seek to enter into negotiations to provide an appropriate off-site contribution towards affordable housing.

4. Conclusion

It is considered that this scheme addresses the concerns of the Inspector with regard to the impact of the proposed development on the character of the area. The scheme meets car parking and garden size requirements, and the design approach is sympathetic to the existing character of Gloucester Court.

The applicant has engaged in a pre application dialogue with RBC in order to create a scheme which is acceptable and we trust that the LPA will be able to support this latest scheme.

Should you require clarification on any matter, please do not hesitate to contact Louise Morton.



Yours faithfully

LOUISE MORTON

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