

RESPONSE TO A REQUEST FOR PRE-APPLICATION ADVICE

OFFICER REPORT 1st June 2017

Pre-app Ref No: 170673/PREAPP

Address: 2 Lesford Road, Reading

Proposal: Pre-application enquiry for a 3 bedroom dwellinghouse

Planning Case Officer: Claire Ringwood

PRE-APPLICATION ADVICE SUMMARY

In principle there is no objection to the construction of an end-of-terrace property subject to other issues, particularly building line issues, highlighted in the report below being addressed.

The proposed development will be liable for CIL and affordable housing contributions.

Please see report below for a full appraisal of the pre-application submission material and consultations carried out.

1. THE SITE & PROPOSAL

The site is residential garden land associated with 2 Lesford Road. 2 Lesford Road is an end-of-terrace property on the corner of Lesford Road and Wensley Road.

The pre-application enquiry relates to the construction of a two storey property attached to the side of 2 Lesford Road to include parking and amenity space.

2. SUPPORTING INFORMATION SUBMITTED WITH THE PRE-APPLICATION

The following information was submitted on 11th April 2017:
Drawing No: 14-17-01 Rev A - Proposed Scheme for 3 Bed House

3. RELEVANT PLANNING HISTORY

07/00407/FUL (Civica Ref: 070317) - Replacement of existing fencing and new fencing on land adjacent to 2 Lesford Road. Permitted 04/07/2007.

07/00415/FUL (Civica Ref: 070651) - Change of use from vacant area of grassland to private garden space. Permitted 08/06/2007.

4. CONSULTATIONS

Transport:

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Reading Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

In accordance with the adopted Parking SPD, the new development would be required to provide 2 on-site parking spaces per 3+ bedroom dwelling as well as

retaining provision for the existing dwelling. The submitted Block Plan on Drawing No: 14-17-01 Rev A states that the proposed development would be provided with two off road parking spaces at the front of the property; access arrangements have not been illustrated on plans. The existing property is also shown to retain the existing provision at the front of the property. In accordance with the Council's current adopted standard each parking space should be a minimum of 2.4m x 4.8m.

Should a full application be submitted access arrangement for the existing and proposed dwellings will need to be illustrated, new access points will require visibility splays to be demonstrated on plans. The applicant should be advised that a license must be obtained from the Council's Highways section before any works are carried-out on any footway, carriageway, verge, or other land forming part of the public highway to agree the access construction details.

Although not illustrated on submitted plans there is a BT Cabinet situated outside the boundary fence of 2 Lesford Road that fronts Wensley Road. If this apparatus requires relocating the full cost of this would need to be met by the applicant.

In accordance with the adopted Parking SPD, a 3+ bedroom development is required to provide a minimum of 2.0 cycle parking spaces which should be in a conveniently located, lockable, covered store. Plans submitted do not illustrate any provision for cycle storage.

Details of the bin storage and collection should also be submitted if a full application is submitted. Bin storage should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway for excessive periods.

It should be brought to the applicant's attention that the construction of the proposed new dwelling will be subject to a Construction Method statement (CMS).

All of the above comments would need to be addressed and illustrated in plans if a full application is to be submitted.

Natural Environment Trees:

There is one small/medium sized tree on site that appears to be retained on plans. It will need to be reduced at least to allow construction clearance and may ultimately be removed by the new occupants due to its proximity. There is existing hedging on the perimeter of the site and it does not appear necessary to remove all of it to allow for the construction of the dwelling or car parking. It should therefore be protected during construction using fencing.

Given the prominent position of the dwelling on the junction with Wensley Road, the overall loss of soft landscaping to provide car parking and the pressure on the existing tree from the new dwelling, mitigation planting should be carried out to include a new tree on the corner of Lesford Road/Wensley Road. Should a future application be acceptable a soft landscape plan to include implementation and aftercare details of any new landscaping and protection measures for the retained hedging/tree would be required.

Ecology:

No objection.

Environmental Health:

Standing advice states that any subsequent application should provide a statement detailing how noise and dust will be effectively managed during demolition (if

relevant) and construction and who will be responsible for this. Conditions would include 1) the control of noise and dust, 2) construction and demolition hours of work, 3) no bonfires on site during construction.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Reading Borough Local Development Framework Core Strategy Document, 2008.

Policy CS1 (Sustainable Construction and Design)

Policy CS2 (Waste Minimisation)

Policy CS4 (Accessibility and the Intensity of Development)

Policy CS5 (Inclusive Access)

Policy CS7 (Design and the Public Realm)

Policy CS9 (Infrastructure, Services, Resources and Amenities)

Policy CS14 (Provision of Housing)

Policy CS15 (Location, Accessibility, Density and Housing Mix)

Policy CS16 (Affordable Housing)

Policy CS24 (Car/Cycle Parking)

Policy CS34 (Pollution and Water Resources)

Policy CS36 (Biodiversity and Geology)

Policy CS38 (Trees, Hedges and Woodlands)

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

Policy SD1 (Presumption in Favour of Sustainable Development)

Policy DM1 (Adaption to Climate Change)

Policy DM3 (Infrastructure)

Policy DM4 (Safeguarding Amenity)

Policy DM5 (Housing Mix)

Policy DM6 (Affordable Housing)

Policy DM10 (Private and Communal Outdoor Space)

Policy DM12 (Access, Traffic and Highway-Related Matters)

Policy DM18 (Tree Planting)

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)

Revised Sustainable Design and Construction (2011)

Revised S106 Planning Obligations (2013)

Affordable Housing (2013)

6. APPRAISAL

Main considerations:

- A. Principle of development
- B. Design/ appearance of development
- C. Residential amenities of new and existing residents
- D. Amenity space
- E. Transport implications

- F. Sustainability
- G. Landscaping
- H. Other considerations

A. Principle of development

The current use of the land is private residential garden space for 2 Lesford Road. Policy DM11 (Development of Private Residential Gardens) of the Sites and Detailed Policies Document (2012) therefore applies. DM11 sets out the criteria for acceptable development of land within the curtilage of private residential gardens:

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.

Whilst Policy DM11 does not seek to prevent acceptable development, it does set a standard against which such development proposals must be judged.

The pattern of development within the surrounding area is largely two storey residential development facing the street with front and rear gardens and the principle of a two storey residential dwelling is therefore acceptable. However the proposed dwelling would be attached to 2 Lesford Road and would be a continuation of the row of terrace houses but it would extend past the established building line along Wensley Road. This would be contrary to DM11 above and this matter would need to be addressed in any future application.

B. Design/ appearance of development

The surrounding area is predominantly two storey semi-detached and terrace properties with the exception of the flats on the opposite side of Lesford Road and the Community Centre on Wensley Road. The proposal is for a 2 storey end-of-terrace property attached to the side of 2 Lesford Road. The submitted drawings show that the proposed property would be the same height as the properties within the row and be similar in design from the front. However the proposed dwelling extends further to the rear and has a gable at the rear.

As the proposed dwelling would be attached to a row of existing properties it is considered more appropriate that the design and depth of the property should match the existing properties in the terrace to retain the character and appearance of the area. The submitted information does not mention the proposed materials however it would be expected that the materials would match those of neighbouring properties.

C. Residential amenity of new and existing residents

The amenity of neighbouring properties and future occupiers of the proposal would typically be assessed in terms of any impact with regard to loss of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of a development.

Policy DM4 of the Sites and Detailed Policies Document states ‘... Development will not cause a significant detrimental impact to the living environment of existing or new residential properties...’

Policy DM4 of the SDPD suggests that a back to back separation distance of 20m is appropriate. The corner location of the proposed dwelling would mean the rear elevation would face the front garden of 151 Wensley Road however there would be approximately 19m between the rear of the proposed dwelling (if it is reduced in depth to match the existing properties within the row) and the boundary with 151 Wensley Road. Given this distance, a proposed dwelling is not considered overbearing or visually dominant although it will be a change to the current visual appearance of the site.

Any future application would be expected to provide rooms of an adequate size in line with the Department for Communities and Local Government - Technical housing standards - nationally described space standards:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

The development as proposed is in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document (2012).

D. Amenity space

Policy DM10: Private and Communal Outdoor Space sets out that *‘Dwellings will be provided with functional private or communal open space... Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/ or roof gardens.’* The standards previously set out in the Space Around Dwellings Supplementary Planning Guidance have been carried forward to the supporting text of the Sites and Detailed Policies Document at paragraph 5.6.10.

Paragraph 5.6.10 sets out that as a guide a house should be provided with useable private outdoor space no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space).

In this instance the area of the proposed rear garden area is considered adequate.

E. Transport implications

The Transport consultation response is detailed above. This asks that any planning application be accompanied with details and information relating to parking, access, cycle storage, bin storage and a construction method statement. In principle there are no Transport objections.

F. Sustainability

In line with Policies CS1 and DM1 proposals for new housing should demonstrate how natural heating and ventilation have been considered in the design and how the effects of climate change will be mitigated through tree planting, use of green roofs etc. All development is required to minimise the impact of surface water runoff in the design of the drainage system (SuDS), which should focus on infiltration measures (soakaways, swales, ponds etc).

G. Landscaping

Any subsequent application should include tree planting, soft landscaping scheme to include implementation and aftercare details and protection measures for the retained hedging/tree.

I. Other considerations

CIL

The development would be liable to the Community Infrastructure Levy regime that is applicable to all decisions for planning applications made from the 01/04/2015. The details are available on the Council’s website so for more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Affordable housing

Policy DM6: Affordable Housing of the Sites and Detailed Policies Document sets out that, *'...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.'*

This policy would need to be taken into account in any submission and appropriate S106 contributions would be sought.

The contribution would be calculated based on the price a Registered Provider e.g. housing association would pay for the unit. This is assumed to be 50% of Gross Development Value (GDV). Therefore, for example, if the average GDV of the scheme was £400,000, the affordable housing contribution from the developer would be the remaining 50% of the value of 0.1 units: $0.5 \times 0.1 \times 400,000 = £20,000$. To enable the precise figure for this proposal to be decided, please provide a GDV valuation of the proposed development based on the current market with any future submission (please submit valuations from more than one suitably qualified valuer).

If you want to make a case for a reduced or nil payment of affordable housing contribution details of how to submit a viability report are included in the SPD Affordable Housing (2013). Please be aware that there will be a fee charged (currently £1,000 for 1 house) by the Council's valuer to consider this evidence and that this negotiation process can take a little time.

7. CONCLUSION

In principle there is no objection for a proposed dwelling however there is a building line issue which would need to be addressed along with changes to the depth and design of the proposed dwelling.

8. TYPE OF APPLICATION AND TIMESCALE

The target timescale for determining a "minor" application as proposed will normally be 8 weeks and will be dealt with by officers (unless the applicant, or a close friend or relative, works for Reading Borough Council. Sometimes minor applications can be "called in" to be decided by Planning Applications Committee.

9. ADVICE ON SUPPORTING INFORMATION REQUIRED FOR A PLANNING APPLICATION

Should you choose to submit a planning application please see the Council's Planning Applications Validation Checklist for full details by clicking on the following link: http://www.reading.gov.uk/media/2660/Validation-Checklist-Updated-Dec-2016/pdf/Validation_Checklist_Final_Dec_16.pdf

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.