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23 September 2015

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

Dear Ms Kremzer,

Consultation on your application no: 15/01676/OUTD
Application type: Adjacent Authority Consultation

Address: Land South Of Hatchets Barn, Greenwood Road, Tilehurst, Reading, RG30 4JG

Proposal: Outline application to determine erection of 1 detached dwelling and associated carport. Matters to be considered: Access and Layout

Applicant: Mrs A Peddley & Mrs C West

I refer to the consultation of the above application which was received on **14 July 2015**.

West Berkshire be informed that Reading Borough Council raise no objection to the proposed development.

If any part of the proposed access is to be within the boundaries of Reading, it is recommended that Reading Council Highways be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway.

A copy of the delegated report is attached.

Yours sincerely,

R. CHAKADYA JW
Mr Ralph Chakadya
Planning Officer

Delegated Application Report

Address: "Land South Of Hatchets Barn", Greenwood Road, Tilehurst, Reading

Application No: 151236/ADJ

Proposal: Outline application to determine erection of 1 detached dwelling and associated carport. Matters to be considered: Access and Layout

Applicant: Mrs A Peddley & Mrs C West

Introduction

Reading Borough Council (RBC) has been consulted on the proposal by West Berkshire Council (WBC). The application site is wholly within West Berkshire, separated from Reading by Greenwood Road. The site is approximately 30m from the junction of Bath Road and Greenwood Road.

Relevant Planning History

None

Proposal

The proposal is to seek for outline permission for the erection of 1 detached dwelling and associated carport. Matters to be considered: Access and Layout

Consultations

West Berkshire Council has carried out their own consultations. RBC's consultation responses are outlined below:

RBC Development Control (Transport) - The proposed house will be accessed via a new vehicular access off Greenwood Road which is situated over 30m from the junction of Bath Road and Greenwood Road. In principle, this arrangement is acceptable although visibility splays have not been illustrated on the submitted plan.

It appears the access will be sited wholly within West Berkshire boundary, however, if any part of the access is to be constructed within Reading's boundaries, the Council Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

The proposed house will be provided with 2no. parking spaces, one space within a carport and a further space on the driveway to the front. The parking provision for the proposed house meets the requirements of the Council's parking standards.

The cumulative impact of 1 additional dwelling would not generate a significant increase in traffic within Reading Borough Council's administrative area, therefore, there are no transport objections to the proposed dwelling.

RBC Natural Environment (Trees) - No objection.

Neighbours:

No responses were received.

Relevant Planning Policy and Guidance

National Planning Policy Framework (March 2012)

Appraisal

The main considerations are:

- Legal context
- Principle of the development
- Access
- Layout

Legal 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.

Whilst it does not fall to RBC to determine this planning application, the Council may make comments as a consultee.

Principle of the Development

The area within Reading adjoining the site is predominantly residential and therefore Reading Borough Council does not object to the principle of an additional dwelling.

Access

As RBC Development Control Transport has not objected in principle to the proposal in terms of highway safety and capacity as the proposed access is about 30m from the main junction of Bath Road and Greenwood. The access would be wholly within the boundary of West Berkshire and RBC Development Control Transport has recommended that an informative be added advising of the need to contact Reading Council Highways if any part of the access is constructed within the boundaries of Reading.

Layout

The layout of the proposed dwelling is not considered to have an adverse effect onto the character of the adjoining Horncastle Conservation area within the boundaries of Reading. The impact of the layout of the development to the trees within the site will be a subject for West

Berkshire Council to assess.

Conclusion

It is recommended that:

- West Berkshire be informed that Reading Borough Council raise no objection to the proposed development
- If any part of the proposed access is to be within the boundaries of Reading, it is recommended that Reading Council Highways be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway.
- West Berkshire is sent a copy of this report and all comments received for their information and use.

Case Officer: Ralph Chakadya