

Delegated Application Report

Address: 1053-1057 Oxford Road, Tilehurst, Reading

Application No: 161342/ADJ

Proposal: Application for variation of conditions 11 - Landscaping, 21 - vehicle parking and 22 - cycle storage of planning permission 15/01983/FULEXT.

Applicant: Shanly Homes

INTRODUCTION

Reading Borough Council (RBC) has been consulted on the proposal by West Berkshire Council (WBC). The application site is wholly within West Berkshire, however the site is very close (approximately 30m) to the boundary with Reading and is accessed from the Oxford Road (A329), which is major route into Reading.

Relevant Planning History

- 12/02111/OUTMAJ - Full planning permission for the erection of 50 dwellings at 1053, 1055 and 1057, Oxford Road, Tilehurst including associated access, parking and landscaping - Permitted by WBC
- 130665 - Outline planning application for the erection of 24 dwellings with associated access, parking and landscaping following demolition of existing dwellings at 1055 and 1057 Oxford Road -Permitted by WBC.
- 12/01344/ADJ - Outline planning application with layout, access and scale for the demolition of the existing dwellings of 1055 and 1057 Oxford Road and the erection of 29 dwellings with associated access, parking, turning and landscaping. Observations sent 10/01/2013. Application refused by WBC. Appeal allowed 13/05/2013.
- Outline planning application (with access and layout) for the demolition of the existing dwellings (1055 & 1057) Oxford Road and the erection of 28no. dwellings with associated access, parking, turning and landscaping. Observations sent 27/04/2012. Application refused by WBC.
- 03/00088/WBK/ADJ - Residential development (50 dwellings) following demolition of existing dwellings. Observations sent 2003. Application refused by WBC. Allowed on appeal 2005.
- 03/00286/WBC/ADJ - Demolition of 2 existing dwellings and erection of 28 new dwellings, access, garages, car parking, landscaping and open space. Observations sent 2003. Application withdrawn by applicant.

1053-1057 Oxford Road.

- 05/00279/WBC/ADJ - Demolition of 3 dwellings and erection of 39 dwellings with associated parking, gardens, garaging and new estate road. Observations sent 2005. Application withdrawn by applicant.
- 08/00167/ADJ - Residential development following demolition of existing dwellings. Application withdrawn by applicant.
- 150228/ADJ - Full planning permission for the erection of 50 dwellings at 1053, 1055 and 1057, Oxford Road, Tilehurst including associated access, parking and landscaping. (Amendment to 12/02111/OUTMAJ on 1055 and 1057 consenting the erection of 29 new homes). - Observations sent.
- 151460/ADJ - Section 73. Variation of conditions 2 Approved Plans, 5 Code for Sustainable Homes, 15 Landscaping, 16 Tree Protection, 17 Tree Root Protection, 18 Arboricultural Method Statement, 19 Arboricultural Watching Brief, 20 Bat Tubes and Bird Nest Boxes, 21 Construction Method Statement, 28 Vehicle Parking and Turning Space/Areas and 32 Landscape Management Plan of approved reference 14/01430/FULEXT. Full planning permission for the erection of 50 dwellings 1053,

1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ). - Observations sent

PROPOSAL

The proposal is submitted in full, relating to the variation of conditions 11 - Landscaping, 21 - vehicle parking and 22 - cycle storage of planning permission 15/01983/FULEXT

As highlighted in the history above, the site has been subject to a number of applications for residential development in the past, of which Reading Borough Council has been consulted on and commented. The current consultation is relation to variation of conditions to a consented scheme that RBC did not object to subject to a S106 agreement to secure financial contributions towards schemes in the Western and Central Reading area action plan areas of the Reading Borough Council's Local Transport Plan.

CONSULTATIONS

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

RBC Natural Environment - No objection

RBC Development Control (Transport) - The proposed variations of conditions relate to landscaping, vehicle parking and cycle storage which would not have an impact on the flow of vehicular traffic into or out of Reading. Therefore, there are no transport objections to proposed variation of these conditions.

Relevant Planning Policy and Guidance

National Planning Policy Framework (March 2012)

APPRAISAL

- The main considerations are:
- Legal context
- Principle of the development
- Transport considerations
- Landscaping

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 principle of the development has already been considered acceptable by granting of a number of permissions regarding development on the site. As RBC did not object to the approved scheme 15/01983/FULEXT that is now the subject of the current application for variation of conditions it is considered no objection should be raised regarding the variation of conditions as the changes will not introduce harm to the character of Reading.

Transport Considerations

Reading Borough Council Development Control (Transport) has assessed the proposed variation of conditions and concluded that the changes would not have an impact on the flow of vehicular traffic into or out of Reading and is therefore acceptable. However, the contribution of £64,450 previously requested in terms of the overall development due to the number of trips from the development into Reading, using Reading's transport infrastructure will still be required.

As previously concluded, were the contribution provided, it would be CIL compliant as 1) the monies would go towards identified schemes in the Council's Local Transport plan; 2) there is a clear linkage between the development and the requirement for a contribution towards transport infrastructure given the increase in movements; and 3) the contribution is consistent with the scale and type of the development.

Landscaping

The Council's Natural Environment officer has assessed the proposed changes to the landscape plans and raised no objection.

CONCLUSION

It is recommended that:

- West Berkshire be informed that Reading Borough Council raise no objection to the proposed amendments.
- If West Berkshire Council is minded to approve the application, a S106 Agreement is entered into to ensure a financial contribution of £64,450 towards the A329 Oxford Road corridor study is paid to Reading Borough Council.
- West Berkshire is sent a copy of this report and all comments received for their information and use.

Case Officer: Ralph Chakadya