

DELEGATED PLANNING APPLICATION REPORT

Ward: Whitley

App Ref: 231737/FUL

Address: 10 Foxhays Road, Reading, RG2 8NP

Proposals: End of terrace 2 storey 3 bedroom dwelling (resubmission of planning reference 221795)

Case Officer: Mr Anthony Scholes

Date received (valid from): 30 November 2023
24/07/2024

Target Decision date: EoT agreed to

1. SITE DESCRIPTION

Site visit date: 10/01/2024

Site visit photos:

The proposal site is 10 Foxhays Road, Whitley. The surrounding area along Foxhays Road is considered residential and of two storey semi-detached dwellings. Many of dwellings along Foxhays Road have been developed with one or two storey extensions and loft conversions. One storey developments are located on neighbouring roads such as Westdene Crescent.

The proposal site is not located within a Conservation Area, Listed or in the setting of a Listed Building. The proposal site is located within the Air Quality Management Area.



Fig 1. 10 Foxhays Road, Reading. Site photo taken on 24/01/2023.



Fig 2. 10 Foxhays Road, Reading. Site photo taken on 24/01/2023.



Fig 3. 10 Foxhays Road, Reading. Site photo taken on 10/01/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the erection a two storey dwelling adjoining 10 Foxhays Road. The development would effectively see the conversion of the semi-detached pair of 10 and 12 Foxhays Road to a three-dwelling terrace.

Plans considered:

- Location Plan of 10 Foxhays Road, RG2 8NP
- Planning & Design Statement
- Existing and Proposed Site Layout / Block Plan - 01
- Existing and Proposed Floor Plans - 02
- Existing and Proposed Elevations - 03

Received on 30/11/2023

3. RELEVANT PLANNING HISTORY

170356/HPA - A single storey extension, beyond the rear wall of a house, between 3m and 6m in depth, and up to 4m in height. Prior approval not required. 31/03/2017

171104/FUL - Subdivision of the site and erection of 1 x 3 bed detached dwelling to the side of 10 Foxhays Road, including new access, parking layout and landscaping. Application refused on 12/01/2018. Reasons for refusal:

201511/FUL - Proposed new 5 bedroom dwelling adjacent to 10 Foxhays Road - Application refused on 24/06/2021.

221795/FUL - End of terrace 2 storey 3 bedroom dwelling. Application refused 25/01/2023. APPEAL REF: APP/E0345/W/23/3320395 - Dismissed on Affordable Housing Grounds only.

4. CONSULTATIONS

The following addresses were consulted by letter.

12 Foxhays Road, Reading, Berkshire, RG2 8NP
35 Holberton Road, Reading, Berkshire, RG2 8NG

29 Foxhays Road, Reading, Berkshire, RG2 8ND
66 Foxhays Road, Reading, RG2 8NW
Civic Offices, Bridge Street, Reading, RG1 2LU
68 Foxhays Road, Reading, RG2 8NW
109 Foxhays Road, Reading, RG2 8NP
8 Victoria Road, Tilehurst, Reading, RG31 5AD

Letters of representation can be summarised as below:

Five (5) letters of representations have been received in objection to the proposal:

- Concerns over impact on properties values
- Concerns about parking and traffic impacts
- Issues with boundary treatments of original dwelling and adjoining dwelling
- Concern that proposal would become a HMO and create a concentration of HMO's
- Issue with existing dwelling purported to be HMO
- Not enough space for another dwelling
- All previous applications were refused

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

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

National Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaption to Climate Change
CC5 Waste Minimisation and Storage
CC6 Accessibility and the Intensity of Development
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H3 Affordable Housing
H5 Standards for New Housing
H10 Private and Communal Outdoor Space
H11 Development of Private Residential Gardens
EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Affordable Housing SPD (March 2021)
Revised Parking Standards and Design SPD (October 2011)
Planning Obligations under Section 106 SPD (April 2015)
Sustainable Design and Construction SPD (December 2019)

Other

Appeal Reference APP/E0345/W/23/3320395

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6. APPRAISAL

Principle of Development, and Design

The previous planning application were determined by Council to fail the relevant local plan policies with regard to impacts upon character and appearance of the area, amenity of existing and future residents, and lack of affordable housing provision. The most recent proposal, which is identical to the current proposal (LPA ref: 221795) was refused on 7 February 2023. The applicant appealed that decision (Appeal ref: APP/E0345/W/23/3320395). All matters were considered by the Inspector in this appeal case, and it was determined that the proposal would not harm the character and appearance of the area, and would provide acceptable living conditions for future residents, and not harm those of existing residents. The appeal was dismissed purely on affordable housing grounds. As this appeal decision is a material consideration in the planning application, it is considered appropriate to allow the permission on the basis of the findings of the Inspector.

Affordable Housing

In accordance with Policy H3 of the Reading Borough Local Plan; “Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading:

- (...) 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.”

The applicant has confirmed that they agree to enter into a section 106 legal agreement to secure a policy compliant affordable housing contribution however given planning permission is to be refused for other reasons a section 106 has not been drafted and therefore this would amount to an additional reason for refusal of the planning application.

CIL

The proposal does not include the addition of more than 100sqm of new floor space and so would be CIL liable.

7. CONCLUSION

Notwithstanding the Council's previous refusals of the application, the appeal decision is clear that the Inspector found that the proposal would be acceptable should there be an accompanying s106 for affordable housing. This has now been agreed, and subject to completion the application is recommended for approval.

RECOMMENDATION

Approve