

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

29 November 2024

Site Address:	2 Conisboro Way, Caversham RG4 7HT
Description of development:	Demolition of existing dwellings and construction of replacement dwelling house.
Application reference:	231590
Appellant's name:	Mark and Sapna Odlin
Appeal reference:	APP/E0345/W/24/3353393

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

The application was for the demolition of the existing detached bungalow, which is located on a currently unadopted part of the public highway and has no dedicated pedestrian footway, with a replacement 4+ bedroom C3 dwelling which included the construction of a separate annexe located at the rear of the property.

In accordance with the adopted SPD, a 3+ dwelling would require 2 x off road parking spaces. Proposed Site Plan 2202(21) 020 E illustrated 3 parking spaces located within the curtilage of the site and a double garage. Transport had no objections to the proposed provision.

Revised plans were requested illustrating bin storage, collection locations, provision of cycle storage and electric vehicle charging point required in line with local policy. A vehicle access point illustrating a maximum width of 5m was also required, no revised plans were received, however these points can be dealt with by way of condition.

To ensure the proposed annexe in the rear garden remains ancillary to the main dwelling and not commercially let the appropriate condition should be applied to ensure that there is no impact on the highway in terms of additional on street parking. This can be dealt with by way of condition.

If this application is permitted the following should be applied:

Suggested Conditions and Informatives:

<u>C2</u>	CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)
<u>DC1</u>	VEHICLE PARKING (AS SPECIFIED)
<u>DC4</u>	VEHICULAR ACCESS (TO BE APPROVED)
<u>DC6</u>	CYCLE PARKING (TO BE APPROVED)
<u>DC7</u>	REFUSE AND RECYCLING (TO BE APPROVED)
<u>DC24</u>	EV CHARGING POINTS

I24 Do not damage the verge
IF3 Highways

N. Hussain
Transport Development Control Advisor