

02 October 2024



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Emmer Green
Planning Application Reference:	PL/23/1733
Site Address:	7 Hawthorne Road, Caversham, Reading RG4 6LY
Proposed Development	Proposed replacement dwellings comprising a pair of semi-detached 2-storey 3-bedroom houses with rooms in loft space
Recommendation	As per Committee Report. No changes proposed.

1. Additional Comments Received

- 1.1 Additional comments have been received in support of the application from ward Councillor Daya Pal Singh, which state:

As a concern in my ward (Emmer Green), the application is being presented to the planning application committee on 2nd October 2024, to provide two much-needed, new, linked residential houses on what is currently a vacant site where a bungalow was demolished some time in 2016. They have submitted this application several months ago and have worked hard with planning officers since then to refine the scheme, making amendments in light of their comments/advice. The updated proposal carries a recommendation for approval, subject to the completion of the related s106 agreement where contributions levels have been agreed, and only the formal paperwork remains to be completed. Since making their original submission, we have listened to advice from Council officers, with whom they have worked with to ensure that the proposals are in-keeping with the area and will fit in with their surroundings. Following their advice, they have redesigned the roof and gable, and have made changes to the front elevation and porch area to reduce the visual impact so that the property will present as a single detached house, as it will appear that only one door is seen directly at the front and principle elevation, even though the internal layout will provide two dwellings as a pair of semi-detached properties. They have absorbed the cost of the delays arising from these changes, as we they are keen to positively engage with the Council's advice and comments and are responsible developers who wish to work constructively with the Council to fully comply with policy and take advice about the local area in which they work. They are pleased that officers have appraised the revised scheme positively and are recommending it for approval by members. I hope to support this application and hope members will also recognise that they have engaged positively with the Council's planning team to bring forward the revised scheme now coming to you for determination. If you have any remaining queries about the application, I am happy to get the answers for these.

2. Clarification Regarding Land Covenants

- 2.1 A number of objections make reference to a land covenant on the site relating to detached homes. Restrictive covenants are not a relevant consideration when determining planning applications. Equally, planning permission does not quash any restrictive covenants. Enforcing a restrictive covenant would be a civil matter to be settled between the parties.