

Planning Application Ref: PL/24/1510

Officer: Nathalie Weekes

Application Type: Householder planning permission

Address: 18 CHURCH ROAD, CAVERSHAM, READING, RG4 7AD

Proposal: Demolition of existing front boundary wall and gates and construction of replacement front boundary wall and gates.

This application is for a replacement wall constructed with blended red stock brickwork and new 1.8m high timber gates.

The site fronts onto the A4074 Church Road which is the main transport corridor between central Reading and South Oxfordshire. The A329 Oxford Road has parking restrictions preventing on-street parking.

There are concerns that the increase height of the boundary wall will reduce visibility from the access. Therefore, visibility splays are requested to demonstrate that the sight lines are no worse than the existing situation.

If gates are to be considered acceptable, they must be set back 5 metres from the carriageway edge and open inwards to ensure that a vehicle can fully pull off the carriageway whilst gates are being opened.

Therefore the applicant is requested to address the points above before determining this application.

1. From the information submitted, it is considered that the layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of highway safety, and is in conflict with Local Plan Policy TR3. The Highway Authority objects to the development unless and until the information outlined above is supplied.

Regards

Natalie Lucas

Transport Development Control Officer

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