

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/24/1571 Full planning permission

Address: 5 WILSON ROAD, READING, RG30 2RS

Proposal: Erection of 2 storey 1 bedroom attached dwelling, including parking and associated works, including insertion of rear facing window to no.5 Wilson Road

Applicant: Mr S Poland

Received date: 25 November 2024

Target Decision date: 27 January 2025

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The site is located on the eastern side of Wilson Road and is the side garden of no. 5 Wilson Road. The surrounding area is characterised by a mixture of two-storey semi-detached and terraced dwellings situated towards the front of plots. This part of Wilson Road includes some shallow plots, although this is not characteristic of the wider area. The site contains what would appear to be an unauthorised ~2m high fence painted in black.

The site is not within a conservation area, nor is listed. It is in flood zone 1. Wilson Road is a school street and closes to general traffic during certain hours on weekdays in school term time.



Figure 1 - Site Photo 2 December 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the erection of a 2-storey, 1-bed attached dwelling over the land which forms the side garden of no.5 Wilson Road. The proposal would provide one car parking space for the proposed dwelling and would provide an area to the rear right hand side of the dwelling for bicycle storage, bin storage, and a paved sitting out area. The proposal is in line with the front wall, and ridge line of the existing dwelling, and would provide two front facing windows at first floor, with one window at ground floor. The proposal includes the provision of a 3.2m x 1.835m area for the private amenity of no.5. The proposal also includes provision of a rear facing window to no.5 Wilson Road.

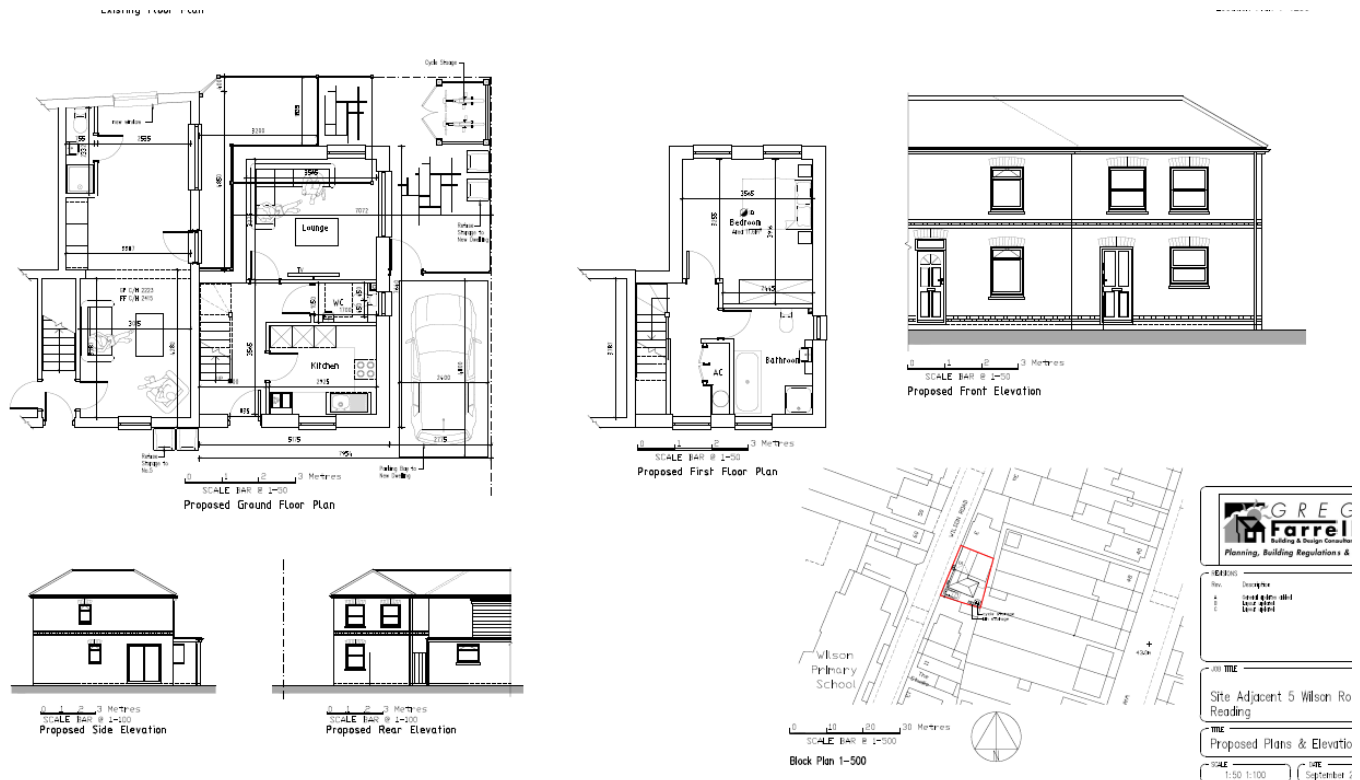


Figure 2 - Proposal Plans Extract

The following plans and documents were submitted in support of the application:

- Drawing No. 01 Rev C – Proposed Plans & Elevations (including existing)
- The Greg Farrell Building & Design Consultant, Design and access statement
- Location Plan
- CIL form
- Application form
As received 25 November 2024
- Drawing No. 01 Rev D – Proposed Plans & Elevations (including existing)
As received 29 November 2024
- Amended application form
As received 2 December 2024

3. CONSULTATIONS

The following consultation responses were received:

- RBC Transport Development Control

Application is for the construction of a 1 bedroom dwelling on the side garden area of No5 Wilson Road. Wilson Road is subject to No Entry from the south and therefore in the vicinity of the site the road is effectively one way working north to south. The carriageway is narrow and is reduced to single lane by on street parking.

The site is located within the Zone 2, the primary core area but on the periphery of the Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design Supplementary Planning Document (SPD). In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1.0 parking space for the proposed 1 bedroom dwelling.

Submitted Proposed Plan O1 D illustrates provision of 1 off street parking space, this would be in line with the SPD guidance.

Access to the proposed parking area will require a new dropped crossing, the proposed access arrangements should be clearly demonstrated on plans to illustrate where the new dropped kerb will be introduced and the width which should not exceed 3m. Transport would not support a formal break in the residential/shared parking bays fronting the development site unless protection markers were in place; The width of the access for a single dwelling should not exceed 3m and matching access protection marker would be required. A licence will be required to be obtained from the Highways Department to undertake all works on the Public Highway.

The Council's Local Transport Plan 3 Strategy 2011 – 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. The Council's Local Plan was adopted in November 2019 and this includes a requirement at Policy TR5 for each new house to be provided with an electric charging point. This has been shown on amended plans.

Our records confirm that the existing property, no. 5 Wilson Road, is included within the Residents Permit Zone. Therefore, the property is entitled to apply for resident and visitor permits as per the scheme rules. The applicant should be made aware that the parking conditions and informative will be applied to prevent any future occupants of the new dwelling from obtaining resident or visitor parking permits for the surrounding residential streets to protect the amenities of the existing residents.

Plans illustrate cycle storage at the rear of the site which is deemed acceptable.

Bin storage area has been located at the rear of the site. Kerb side collection would be a similar arrangement to other properties in the immediate area. It is recommended that the Council Waste/Refuse team are contacted to ensure proposed arrangements are acceptable and the correct capacity and types of bins are provided.

A comprehensive CMS will be required for this development.

- RBC Trees - Planning Natural Environment

Some shrubs on the frontage to improve the street scene and be consistent with other properties in the street would have benefited the scheme. However, the only space would be between the front door and parking space which I expect any future resident will want to walk along to get to the car – but if it's acceptable for them to walk onto the pavement to get to the car, then landscaping could be included.

- RBC Ecology Consultations

The site comprises an area of hardstanding with negligible wildlife value and is therefore exempt from mandatory Biodiversity Net Gain.

Nonetheless, the development will need to comply with local and national planning policies including:

Local Planning policy EN12 which reads:

“b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.

Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.”

Paragraph 186 of the NPPF, which states that

“opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”

In accordance with these policies, a condition should be set to ensure that enhancements for wildlife are provided within the new development. Suggested wording is given below.

Condition: Prior to commencement of development, details of biodiversity enhancements, to include four swift bricks built into the walls of the new building shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a short letter report (including photos of the bricks/boxes/tiles in situ), stating that the bat and bird roosting facilities have been installed as per the approved plan is to be submitted to the Council prior to the occupation of the dwelling Planning

- RBC Environmental Protection

Standing advice states that the following conditions would have been applied had the application been acceptable 1) The control of noise and dust, 2) Construction and demolition hours of work and 3) No bonfires.

Publicity

A site notice was placed near the site frontage, and displayed for 21 days. No objections were received.

4. SITE HISTORY

PL/21/1950 (FUL) – Erection of a 2-bedroom house – Refused 28/03/2022

PL/20/1307 (FUL) - Erection of a 2 bedroom house – Refused 09/08/2021.

PL/19/1775 (FUL) - Erection of a 2 bedroom house with off road parking – Refused 10/6/2020.

5 Wilson Road

PL19/1071 (HOU) - First floor rear extension (retrospective) – Approved - 27/9/2019

13 Wilson Road

PL/07/01455 (FUL) (071290) - Demolition of light industrial unit and garages and erection of 4 x 2 bedroom houses – Refused 25/1/2008 - Lack of off-street vehicle parking; does not comply with standards with respect to cycle storage; inadequate amenity space; unacceptable degree of overlooking for the private gardens to the rear of the site; absence of completed S106 legal agreement.

PL/09/00472 (FUL) (090774) - Demolition of existing light industrial unit and garages and the erection of 3 x 3 bedroom terraced houses (re- submission of planning application 08/01622/FUL) - Approved 12/10/2009

PL/10/01354 (FUL) (101364) – Erection of 4x 2 bed houses – Refused 15/10/2010. Appeal dismissed 24/5/2011 – APP E0345/A/11/2145320/NW

19-23 Wilson Road

PL/05/00858 (FUL) (051303) - Demolition of existing workshops, erection of one two-bed house, two one-bed flats and change of use of ground floor no. 21 from associated business back to residential – Approved 21/9/2005

PL/06/01222 (FUL) (060988) - Demolition of existing redundant workshops and associated buildings and construction of 5 no. terraced houses – Approved 2/1/2007

5. 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.

6. 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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019) (RBLP).

The 'National Planning Policy framework' ("NPPF") 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

National

National Planning Policy Framework (December 2024)

National Planning Policy 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
CC9	Securing Infrastructure
EN12	Biodiversity and the Green Network
EN14	Trees, Hedges and Woodland
EN15	Air Quality
EN16	Pollution and Water Resources
H1	Provision of Housing
H2	Density and Mix
H3	Affordable Housing
H5	Standards for New Housing
H10	Private and Communal Outdoor Space
H11	Development of Private Residential Gardens
TR1	Achieving the Transport Strategy
TR3	Access, Traffic and Highway-Related Matters
TR5	Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents

Revised Parking standards and design (2011)

Sustainable Design and Construction (2019)

Affordable Housing Supplementary Planning Document (2021)

Planning Obligations Under Section 106 (2015)

7. APPRAISAL

The main issues are considered to be as follows:

- Principle of Development
- Design
- Impact on Amenity
- Landscaping and Ecology
- Transport Matters
- S106 and Community Infrastructure Levy (CIL)
- Other Matters: Landscaping and ecology; Sustainability; Bin Storage

Principle of Development

The NPPF (para.124) states that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

Previously developed or brownfield land is defined within the NPPF: *“Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure*

associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

The site is not considered to be previously development land. The site is the side garden of no.5 Wilson Road and appears to have been internally subdivided from the main dwelling by way of internal fencing, and unauthorised fencing toward the front of the site. Notwithstanding this, the existing use of the land would be garden associated with no.5.

Therefore, the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle rather that, previously developed land should be the first choice for housing development.

Therefore, the principle of the redevelopment of the site for further residential development could be acceptable subject to other material planning considerations as discussed within this report. It should be noted, however, that the examples of infill developments referred to under ‘Planning History’ above relate to previously developed land not garden land. The application site is not a vacant plot nor previously developed land (brownfield) and therefore, the following assessment has also been undertaken within the context of Policy H11 (Development of Private Residential Gardens).

Design Considerations

Policy CC7 (Design and the Public Realm) states that *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: Layout: urban structure and urban grain; landscape; density and mix; Scale: height and massing; and Architectural detail and materials”*.

The Council’s adopted Policy H11 requires that new residential development that involves land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

1. *“The proposal makes a positive contribution to the character of the area in terms of:*
 - a. *The relationship of the existing built form and spaces around buildings within the surrounding area;*
 - b. *A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;*
 - c. *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
 - d. *Compatibility with the general building height within the surrounding area;*
 - e. *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
 - f. *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

2. *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*
3. *The proposal includes access, which meets appropriate highway standards;*
4. *The proposal does not lead to tandem development;*
5. *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*
6. *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*
7. *The emphasis is on the provision of family-sized housing;*
8. *The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and*
9. *The proposal does not prejudice the satisfactory development of a wider area."*

NPPF paragraph 129 states: "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places."

NPPF paragraph 131 states: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

NPPF paragraph 135 states: "Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Wilson Road is a narrow, predominantly residential road with a mix of terraced and semi-detached properties interspaced between retained rear gardens of properties fronting Wantage Road. The houses vary in appearance and design, but generally are of traditional appearance, constructed of red brick and render with pitched slate-tiled roofs and decorative detailing around the windows.

The proposed development would be for a two-storey attached dwelling positioned to be in line with the building line along the eastern side of Wilson Road. The proposal would be attached to no.5

Wilson Road. The proposed would provide an 'L' shaped two-storey dwelling, with two-storeys of built form taking much of the depth of the block. The proposal would retain some gapping to no.7 Wilson Road, with some 2.4m for the proposed parking area beside the proposal, and a narrow access to the rear/side of the proposal provided.

As an attached dwelling, the proposal would extend the roof line of the existing dwelling, matching the eaves and ridge height of no.5 Wilson Road. The proposal would provide for windows in line with the existing dwelling at both levels. The proposed windows would be narrower, creating a cluttered appearance of two windows at first floor. The single window at ground floor is in line with one of the above windows. However, all windows are of differing sizes to the dwelling it would be attached to, and differ in size from ground to first floor.

The scale and appearance of the new dwelling in the form of an extension to the side, being in line with the main dwelling would be inappropriate for the host dwelling. This would unbalance the pair of semi-detached dwellings in which it would be attached to, and harmful to the appearance of the main building. The detailing would appear contrived and similarly harmful to the appearance of the host dwelling.

The proposed development would also take away the majority of the existing side garden of no.5 Wilson Road. The side garden would be valuable to the host dwelling, in providing a good sized amenity space for the large dwelling. The fencing surrounding the retained sitting out area, is not considered to be any justification for the loss of the entire garden, with this artificial restriction upon the dwelling not constituting a change of use of the remainder of the proposal site. It is clear from site photos from previous planning applications, and Google StreetView images that the site was used as garden space including bin storage and a shed at least up to 2016.



Figure 1 - Google Streetview of site circa 2016

The existing spacing between groups of buildings is considered a positive feature of this section of Wilson Road. Therefore, the proposed dwelling is considered, both in terms of design, and bulk and scale to be harmful to the appearance of the host building, and the wider streetscene.

The overall layout of the site would cram the built form, parking, and servicing areas (cycle and waste storage) and leave little or no space for landscaping or complimentary boundary treatments.

Policy H11 has an emphasis on family housing, the proposed 1-bed dwelling would not be considered a family sized dwelling. In addition, the loss of the garden area for the existing family sized dwelling would similarly be contrary to policy H11 and its aims.

Therefore, the overall design, is not considered to be high quality design, which would maintain or enhance the character and appearance of the host dwelling nor the area in which it is located. The proposal is considered to be overdevelopment of the plot, including being developed on the garden space associated with the original dwelling (no.5 Wilson Road). The proposal would therefore be contrary to Policy CC7 and H11 of the RBLP, as well as Policy H10 and paragraphs 129, 131, 135 of the NPPF 2024.

Amenity

Policy CC8 of the Reading Borough Local Plan states that *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting;*
- *Vibration;*
- *Dust and fumes;*
- *Smell;*
- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.”*

The existing dwelling at no.5 Wilson Road is provided with two side facing windows. The proposal seeks to change one window into a side door for residents to access the small sitting out area proposed. The side windows serve part of the living room at ground floor, which is also afforded a front facing window. The rear ground floor room includes an ensuite and has previously been shown on plans accompanying previous planning applications as a bedroom. It is unclear if the room with side windows is currently a bedroom. The ground floor window to no. 5 Wilson Road will be some 840mm from the two-storey side wall of the proposed dwelling and although a sufficient level of privacy would be maintained, as a habitable sitting/bedroom, Officers consider this would be harmful to outlook and daylight and sunlight for the residents of this room and is an unacceptable arrangement including significant overbearing impacts upon the internal spaces of the proposal.

The applicant has sought to provide a new window to the rear elevation of the existing single storey rear extension at no.5 Wilson Road. Based on photos RBC held from previous applications, it would appear this would create a window facing directly into the rear garden of properties along Wantage Road. It would be necessary to condition that this window be obscure glazed should an application be considered acceptable in all other regards. This would not provide any additional outlook for this area of the dwelling but may provide some additional daylight.



Figure 2 - 2019 photos from rear and side of no.5 Wilson Road

Policy H5 states that all new development in Reading should meet a number of standards. Specifically, the nationally described space standards (included in the supporting text of Policy H5) requires that a 1-bed 2-person two-storey dwelling be a minimum of 58m². The plans and submitted Design & Access Statement show that the proposal would be 60m². The proposal would therefore meet the requirements of Policy H5.

In addition, Policy H10 (Private and Communal Outdoor Space) states that *“Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens ... The design of outdoor areas will respect the size and character of other similar spaces in the vicinity”*.

Paragraph 4.4.87 of the Reading Borough Local Plan (within Policy H10) states *“the Council has sought the following minimum provisions for private or communal outdoor space.....and they provide a useful guide for proposals: (a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space)”*.

The proposal would seek to subdivide the garden between existing residents with a 3.2m x 1.835m, (5.9m²) area retained as private amenity for no.5 Wilson Road. With the proposed dwelling provided approximately 11.5m² of garden space, where the areas of cycle storage and refused storage are discounted from the overall area shown.

Although some garden area is proposed it is considered that the proposal would fail to provide any meaningful amenity space and would remove the vast majority of garden area which is currently provided for no.5. The proposed replacement garden for no.5 would be bound by its own single storey rear extension, and a proposed two-storey dwelling as well as 1.8m high boundary fencing. This would create an oppressive dark, and substandard level of amenity for existing residents. The near total loss of any garden space for the existing residents of no. 5 Wilson Road is also considered to be an indicator of a cramped overdevelopment of the site.

The supporting text within Policy H10 also states that in the past the Councils standards were that *“useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measures externally and including garage space)”*. The quantum of private outdoor amenity space proposed for the new dwelling falls below the guidance set out in paragraph 4.4.87 of the RBLP. Flexibility is not afforded in Policy H10 of the RBLP, or in guidance supporting the policy. The applicant has proposed a garden area measuring ca 15.3m² (11.5m² excluding bicycle and bin storage areas) for the proposed house. The proposed garden size is well below planning guidance

and is not considered to contribute towards pleasant or useable garden space for the proposed dwelling. The proposed dwellings amenity space is also to be surrounded by 1.8m high timber fence. This would result in a sense of enclosure amplifying the overbearance of the building on both areas of amenity space.

It is not considered that any examples of surrounding shortfalls should form the basis for poor provision of garden space for new development and along with the loss of the existing garden space to the side of no. 5 Wilson Road Officers consider this has a detrimental effect on amenity for existing and future residents contrary to local plan policies.

Landscaping and Ecology

Policy EN12 of the Reading Borough Local Plan seeks to ensure all developments provide a biodiversity net gain wherever possible. In accordance with the ecology response above, the development has not provided information to demonstrate compliance with this policy. A condition may have been capable of being attached should approval have been recommended. A reason for refusal will include the failure to demonstrate biodiversity enhancements can be included on the proposed development.

In addition, policy EN14 states that *“New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations”*. The proposed layout does not allow for any amount of soft landscaping either to the frontage or to site boundaries. The resultant development would be dominated by hardstanding further adding to the harm already identified above. As such, failure to provide any landscaping is considered a reason for refusal.

Transport Matters

The proposed development includes one on-site parking space for the proposed dwelling, and no parking for the existing dwelling. No parking space appears to be provided for the current dwelling, as no formal dropped kerb exists. The parking provision for the proposal complies with the SPD for the new dwelling, though not the site as a whole. However, given the accessibility of the area, a car free development may also be achievable. The combination of the layout of the proposal with regard to the existing garden area, and character and appearance of the area would be further negatively impacted through the provision of a car parking space. Were the proposal acceptable in all other regards, the removal of the parking space may have been recommended, with planting and boundary treatments provide instead.

Other transport conditions to control construction phase management could be controlled by condition should the scheme have been found acceptable in other regards.

The cycle provision for the proposed dwelling would be within a secure bike store and would be deemed acceptable.

Affordable Housing and Community Infrastructure Levy (CIL)

Policy H3 of the Reading Borough Local Plan (Affordable Housing) requires all developments to contribute appropriately toward affordable housing elsewhere in the Borough. In this instance, 1-4 dwelling proposals would equate to 10% of the Gross Development Value (GDV). No information has been provided to identify the GDV of the project, nor has an agreement been started. The applicant has however identified their intention to enter into such an agreement. At this time, as no agreement has been completed, a reason for refusal will be included as failure to enter into an agreement.

The proposal would have been CIL liable if recommended for approval.

Other Matters

Policy H5 of the Reading Borough Local Plan requires all new dwellings to be constructed to a higher energy and water efficiency standard than building regulation as of 2019. The building regulations are now in excess of the requirements of the local plan, and as such the proposal would comply in this regard.

8. CONCLUSION

The December 2024 update to the National Planning Policy Framework (NPPF) included various provisions in line with the new governments goal of 1.5 million new homes, which was put forward by the applicant as a means for supporting the proposal. The application must be considered in accordance with the adopted local plan, and have regard to the NPPF, which as outlined above also include various requirements around design, amenity and creating high quality places for people to live.

The proposed development would provide an additional dwelling which would assist in meeting Reading's objectively assessed needs. The Reading Borough Local Plan was adopted with the suite of policies outlined above. Though an additional dwelling, within a highly serviced and accessible would provide a modest benefit, the weight given to that benefit would be moderate in favour of the proposal.

The proposal would, as identified above, would cause significant harm to the character and appearance of the area. It would have a significant negative impact upon the living conditions of the host dwelling and would provide future occupiers with inadequate outdoor amenity space. The poor quality design and amenity space would weigh significantly against the proposal. As such, the adverse impacts of the proposal outweigh the limited benefits and the proposal would not accord with the Reading Borough Local Plan and is recommended for refusal.

9. RECOMMENDATION

Refuse.