

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/24/1470

Address: 94 TILEHURST ROAD, READING, RG30 2LU

Proposals: Proposed raised parking area to provide 2x off road parking spaces and new front boundary wall

Case Officer: Ethne Humphreys

Applicant: Mr Edward Day

Date received (valid from): 04/11/2024

Target Decision date: Originally 30/12/2024; EOT agreed until 31st January 2025

1. SITE DESCRIPTION

The application site is a two storey detached property with pitched roof, located on the northern side of Tilehurst Road. It is not a listed building, nor does it fall within a conservation area, however, is in an Air Quality Management Area. The property boasts a large rear garden, and currently has no on-site car parking. The surrounding area is predominantly residential, with a mixture of detached and semi-detached dwellings. There is a change in site levels, and the land slopes down to the rear of the site.

Site visit date: 16/12/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a raised parking area to provide 2x off road parking spaces, to the side and a new front boundary wall. The parking area would be level to Tilehurst road to the front of the dwelling but would be a ~2.5m raised structure to the rear of the dwelling. The new front boundary wall would be ~1.6m in height.

Plans considered:

1174-PLA-001_A Existing Location and Block Plan Oct 2024

1174-PLA-002_A Site Photos Oct 2024

1174-PLA-003_A Existing Basement and Ground Floor Plan Oct 2024
 1174-PLA-004_A Existing First Floor and Roof Plan Oct 2024
 1174-PLA-005_A Existing Front and Rear Elevations Oct 2024
 1174-PLA-006_A Existing Side Elevation Oct 2024
 1174-PLA-007_A Existing Side Elevation Oct 2024
 1174-PLA-008_A Existing Section A-A Oct 2024
 1174-PLA-009_A & 1174-PLA-010_A Existing 3D Views Oct 2024

1174-PLA-050_A Proposed Location and Block Plan Oct 2024
 1174-PLA-051_A Proposed Basement and Ground Floor Plan Oct 2024
 1174-PLA-052_A Proposed First Floor and Roof Plan Oct 2024
 1174-PLA-053_A Proposed Front and Rear Elevations Oct 2024
 1174-PLA-054_A Proposed Side Elevation Oct 2024
 1174-PLA-055_A Proposed Side Elevation Oct 2024
 1174-PLA-056_A Proposed Section A-A Oct 2024
 1174-PLA-057_A & 1174-PLA-058_A Proposed 3D Views Oct 2024

Plans submitted:

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

The following addresses were consulted by letter.

92 TILEHURST ROAD, READING, RG30 2LU
96 TILEHURST ROAD, READING, RG30 2LU
13 GLOUCESTER ROAD, READING, RG30 2TH
15 GLOUCESTER ROAD, READING, RG30 2TH
19 GLOUCESTER ROAD, READING, RG30 2TH

No neighbour letters of representation have been received.

The following Statutory Consultees were consulted.

Transport Development Control - No objection (subject to conditions) as the proposal would remove vehicles from parking on carriageway/highway.

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

National Planning Policy Framework 2024
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR1 (Achieving the Transport Strategy)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPG 2021
Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also further sets out relevant considerations for design.

The provision of grassed area at the front of the site would, in itself, be welcome. There would also be no objection to the proposed brick boundary wall with metal railings given the variety of front boundary treatments in existence along this part of Tilehurst Road.

The proposed raised platform, albeit somewhat utilitarian in appearance, would not be readily visible from the street scene. It is not considered to be such an obtrusive feature to warrant a refusal in this respect.

As such, in design terms, the proposal is considered acceptable. In compliance with Policy H9 and CC7 of the Reading Borough Local Plan (2019).

Residential Amenity

Policy H9 states an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or 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.

Impact on neighbouring amenity

The neighbouring property most affected by the proposals would be No.96 Tilehurst Road, located to the west of the site. Given the nature of the proposed platform it would be immediately adjacent the common boundary with No.96. Its close proximity, combined with its elevated position would result in an unneighbourly arrangement with vehicles causing disturbance due to headlights, movement and noise. This would be harmful to neighbouring amenity.

The agent has stated that cars would predominantly be reversing so the main headlights would be facing the road. However, this could not be controlled and therefore could not be relied upon to minimise harm.

Impact on existing amenity within the site

The raised parking area would be in close proximity to the existing kitchen window at basement level. The agent has stated that the metal grid floor would allow light to pass through and enter the kitchen. The agent has also stated that the windows would be replaced with patio doors to let in more light and given it would be a secondary window, any harmful impact on amenity of the host property would be justifiable.

The platform, given its proximity, is considered to be overbearing, the effects of which would be exacerbated by the cars above which would block light penetration. It might be a secondary window, but the room is relatively deep. The retaining wall at the front would also contribute to the overbearing nature - the window would, in effect, be 'boxed' in.

In overall terms, the proposals are considered contrary to Policy CC8 of the Reading Borough Local Plan (2019).

Impact on Parking/Highways

The site currently offers no car parking provision. In parking terms, provision of two car parking spaces would be acceptable and would assist in removing vehicles from parking on the carriageway/footway. Equally not providing the spaces would maintain the status quo and would have a neutral effect on parking provision. The Council's Transport Officer has confirmed that visibility splays submitted are acceptable. No highway objection to the raised platform and associated car parking subject to conditions.

Refusal of the application is not considered to be contrary to any Policy of the Reading Borough Local Plan (2019) and noting that the Transport Team consider one car space to be acceptable in this location. One car parking space, which would be an increase on existing, would contribute to improvements with regard to traffic movements.

7. CONCLUSION

The above appraisal has identified that there are no design concerns with the proposal. It is also recognised that the proposal would provide car parking provision where there is currently none. However, the proposed increased in car parking (which could also be achieved with a single car parking space without the raised platform) is not considered to outweigh harm to amenity - neighbouring or to No.94 Tilehurst Road itself. The proposal is therefore considered contrary to Policy CC8 of the Reading Borough Local Plan and national policy.

8. RECOMMENDATION

REFUSE

1. The proposed development, due to its elevated position and proximity to No.96 Tilehurst Road, would result in unneighbourly arrangement with vehicles causing disturbance to neighbours due to headlights, movement and noise, harmful to their amenity. This would be contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019 and the NPPF 2024.
2. The proposed development, due to its design and proximity to the existing kitchen window at basement level would result in overbearing effects detrimental to the living environment of existing and future occupiers. This would be contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019 and the NPPF 2024.