

04 September 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Emmer Green
Planning Application Reference:	PL/24/0403
Site Address:	Brindles, Kidmore End Road, Emmer Green, Reading, RG4 8SH
Proposed Development	Erection of 9 dwelling houses including alterations to the existing property
Applicant	Knole Homes
Report author	Thomas Bradfield
Recommendation	As the original PAC Report

1. Additional officer assessment - transport.

1.1 Further comments from the Transport Team were received which expand upon the assessment and their consultation response in the original report. These can be summarised as follows:

- The proposal would result in an increase in traffic along the entire length of Lyefield Court, between Kidmore End Road and the entrance to the site. This increase in traffic would include a variety of vehicle sizes and types, including refuse vehicles, delivery vehicles and ambulances associated with the adjacent residential dwellings (The Conifers and Lyefield Court), which are exclusively for over-55s.
- The minimum width of road that can accommodate a car and larger vehicle is 4.8m, and so this would be required along the entire length of the access road to ensure suitable and safe access.
- The applicant confirmed in their Transport Statement that the width would be insufficient and that where two vehicles meet, one would have to wait within the development, but no further information has been provided as to how this would be managed for the entire length of the road.
- The Transport Statement also states that the existing width is acceptable because of further development being accepted previously. This proposal would result in 10 dwellings compared to the 3 previously approved, which is a significant increase.

Therefore, the subsequent increase in traffic would increase conflict between vehicles leading to reversing movements, that, based on the current design, will create further conflict with pedestrians given that no footways are provided.

- 1.2 The additional comments from the Highway Authority elaborate on their original objection, and provide further detail regarding the resultant impact of the proposed access. The proposal would fail to provide a safe access into and out of the site, causing significant road safety concerns. No changes to the reason for refusal are required, as the additional comments reinforce the position as set out in the officer report.

2. Plans

- 2.1 Due to a publishing error, plans were not included within the original report. They are now provided below:

Layout & Context



[illegible][illegible]

Plots 1 – 4 plans & elevations

PLOT 1



PLOT 2



PLOT 3



PLOT 4



Plots 5 – 9 plans & elevations

PLOT 5



Front elevation
Side elevation
Rear elevation
Side elevation
Ground floor plan
First floor plan

PLANNING
ark/tec
P23/18/S/150

PLOT 6



Front elevation
Side elevation
Rear elevation
Side elevation
Ground floor plan
First floor plan

PLANNING
ark/tec
P23/18/S/160

PLOTS 7&8



Front elevation
Side elevation
Rear elevation
Side elevation
Ground floor plan
First floor plan
Second floor plan

PLANNING
ark/tec
P23/18/S/170

PLOT 9



Front elevation
Side elevation
Rear elevation
Side elevation
Ground floor plan
First floor plan

PLANNING
ark/tec
P23/18/S/180