

2.3 IDENTITY: APPEARANCE



Figure 4: Example Facade for Wingrove Road and Hollins Walk Terraces (© Google Street View)

GENERAL APPEARANCE

The properties on Wingrove Road, Hollins Walk and Shires Head all have a very distinctive appearance. They are formed as two storey properties in a series of terraces with generous front gardens and similar sized rear gardens. The properties have white rendered walls and red/brown clay tiled pitched roofs. Each property has a front door with a small lead covered concave pitched or straight pitched roof supported by thin columns. All windows are white framed casements with faux Georgian bars (each six

or eight pane). Some have french patio doors at ground floor level and some at first floor with black finished metal juliette balconies or window boxes. A number are also equipped with black finished faux external shutters at first floor level. Some of these properties also front Parkside Road.

The other properties on Parkside Road are individual in design with no consistent building material or style.



Figure 5: 47 Parkside Road (© Google St View)

2.3 BUILT FORM

URBAN FORM, DENSITY & SCALE

The majority of buildings in the area surrounding the site are two residential storeys in height with a few houses also having habitable attic space. The area is typical of an early 20th century suburb with additional densification in the form of rear garden developments.

The proposals site is the rear garden of a two-storey single family dwelling with a converted attic. The existing adjacent dwelling has a hipped roof structure with a ridge height of 7.8m and an eaves height of 5.2m, this is fairly typical for the area.

In proximity to the site, Parkside Rd has an enclosure ratio of approximately 1:5.

The relationship between number 47 & 43 across Wingrove Road has an enclosure ratio of approximately 2:3.

LEVELS

The site is relatively flat with no notable difference in levels from the back of the existing residential property to the West boundary or between the North and South boundaries. This is also in line with the immediate surrounding area where levels are similar. The ground level for the terrace of properties on Wingrove Road is relatively level in line with the level at the boundary of the site and in line with the level at the ground of the existing property on 47 Parkside Rd.



Figure 6: Context Urban Form, Density and Scale (3D View © Google Earth)

2.4 MOVEMENT & NATURE

MOVEMENT

The site sits less than 2km East-South-East of Reading Town Centre and approximately 800m from Reading West train station. The no. 33 'Royal Blue' bus can be taken in both directions from approximately 100m North of the site, on Tilehurst Rd.

There are a number of cycle network routes in proximity to the site, and although these are not well linked with the wider borough, the roads in the neighbourhood are generally wide and level, allowing for cyclists to utilise the road network.

Parkside Rd itself is subject to parking restrictions with dedicated parking bays indicated between areas of double yellow lines. Parking bays are restricted to 2hrs between 10am-4pm with no return within 2 hours. The Hollins Walk/Wingrove Rd area has limited on street parking areas and is mainly carless with cars restricted to garages and a number of dedicated car parking areas accessed off Parkside Road / Wingrove Road with well defined pedestrian routes through to the residential properties.

The pavements around the site are generally in good condition and at least 1.5m wide on at least one side of each residential road.

The existing site has no dedicated parking spaces or garage but the front garden adjacent to Parkside Rd has a low kerb and break in the boundary wall/landscaping to allow four vehicles to park in front of the house.

NATURE

Less than 200m to the west is the large Prospect Park with wide open green spaces as well as other facilities including a miniature railway, tennis courts & 5-a-side football pitches.

The roads around the site are heavily characterised by mature trees alongside extensive tall hedges and shrubs. It is hard to see many of the properties along Parkside Road due to the mature landscaping between the properties and the road. The rear garden for 47 Parkside Rd extends for 35m from the back of the existing residential property and is 17.7m wide. The landscaping consists of garden lawn with some established trees and shrubs but no noticeable formal layout.

The site itself is a domestic back garden with a lawn and tree cover as detailed in the accompanying Arboricultural Report.

The site is in Flood Zone 1, approximately 2km South of The River Thames and approximately 1.6km North of The River Kennet.

The rear gardens of the Hollins Walk and Parkside Road residents average an area of approximately 59m² each.

PUBLIC SPACES

Delineation of Public and Private space is carried out on Parkside Rd by the use of low level brick walls and established hedges. Within the Wingrove Rd area grassed lawns and low brick

walls or white fence posts with chain links mark areas that are semi-public and fences or high perforated brick walls denote the areas that are private.

Footpaths and roads are formed using black tarmac with raised kerbs to denote safe pedestrian areas.

There is no specific notable idealism in relation to public furniture in the form of lamp posts, sign posts or other road side furniture.

2.5 USES



USES

The majority of the buildings in the surrounding area are residential, either single family homes or flats.

To the Southeast of the existing house at 47 Parkside Road is a YMCA facility, further down the road is a care home and supported living facility, with another care home also near by.

- Residential Dwellings
- Public Park
- Ecclesiastic
- Commercial
- Welfare, Health & Social Care
- Site
- Existing House

2.6 ADDITIONAL CONTEXT

HOMES & BUILDINGS

The existing house is serviced as a domestic property by Reading Borough Council, who collect general waste and recycling on an alternating weekly service; food waste is collected once a week.

As existing the house has a 35m long rear garden. The front of the property is mostly hard landscaped in the form of pea gravel with established landscaping to the borders including several mature trees.

There is no designated cycle storage on site but the existing house does benefit from a large shed in the rear garden suitable for cycle storage.

RESOURCES

There are no renewables currently in use on site.

LIFESPAN

The existing garden offers an opportunity to increase the density of residential use without overdeveloping the land but maintaining adequate garden amenity for the existing residential building and surrounding properties.

It can be seen in various places along Parkside Road that the majority of the original (shown red) long gardens of the detached properties have been reduced and backlands developed (shown orange).

The overall feel of Parkside Road is therefore of backland development.

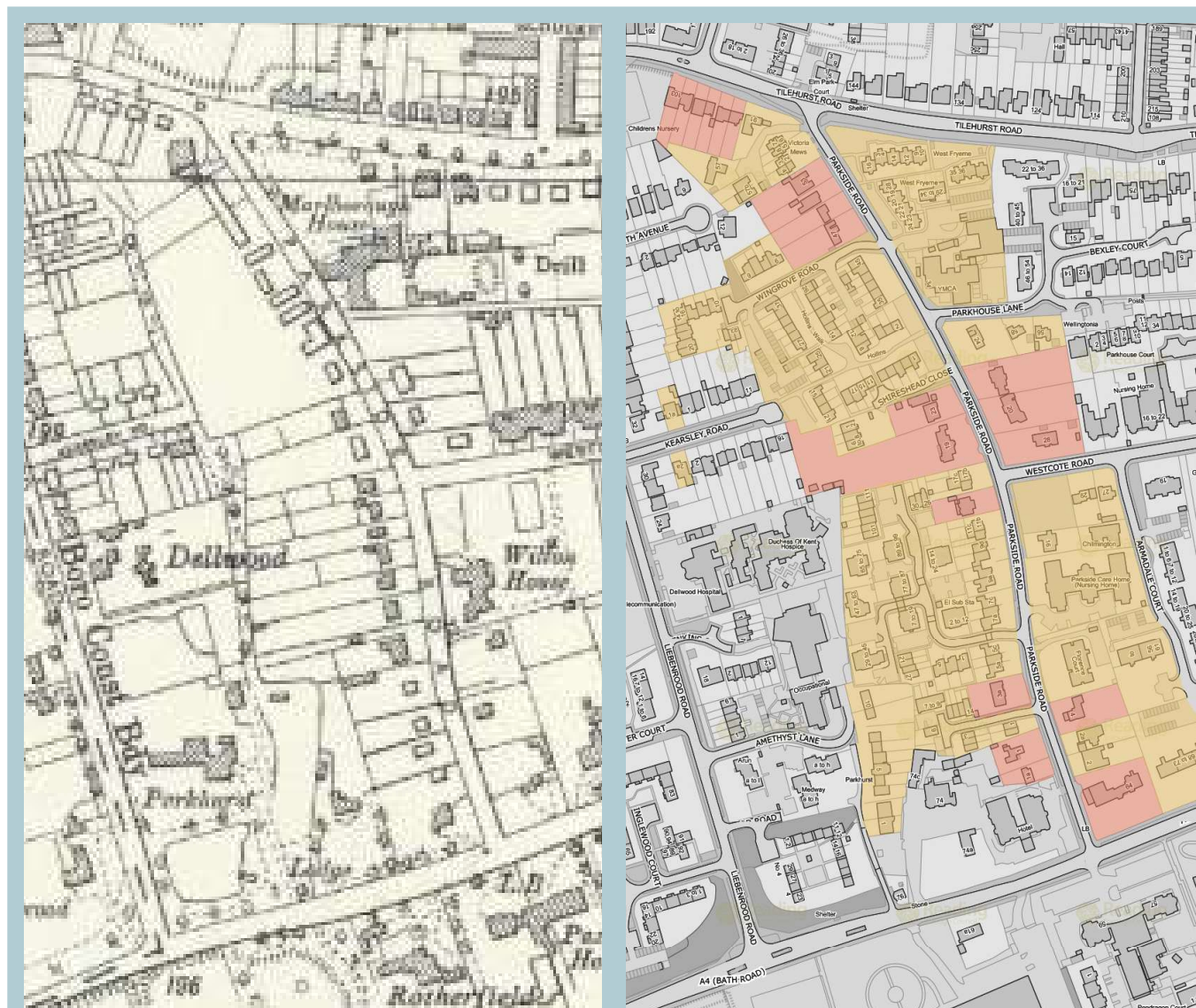


Figure 7: Map 1968 © Comparison to Current RBC Map with THP Original and Backland Plots Marked

03

PLANNING HISTORY

3.1 PRE-APPLICATION

In July 2023, pre-application advice was received from Reading Borough Council in relation to a proposal for three x 2-bedroom dwellings on the land to the rear of 47 Parkside Road, Reading (Ref: 230512/PREAPP).

The response cited Policy H11 and stated that the proposals;

- Would disrupt the character of the detached property 47 Parkside Road
- Would not provide meaningful soft landscaped amenity areas
- Would be a cramped overdevelopment of the site
- Would be dominant and prominent to views from the West
- Would provide gardens smaller than others in Wingrove Road
- Would reduce the garden for 47 Parkside Road which would not be appropriate with the spacious character of Parkside Road
- Would present 'a perception of' but not 'actual' overlooking of the garden for 49 Parkside Road

Acknowledges the scheme is designed with the characteristics of the Wingrove Road terrace but would be significantly further forwards with frontage dominated by parking - not green.

Suggest it might be more appropriate to look at a single dwelling, appropriately sited, scaled and landscaped.

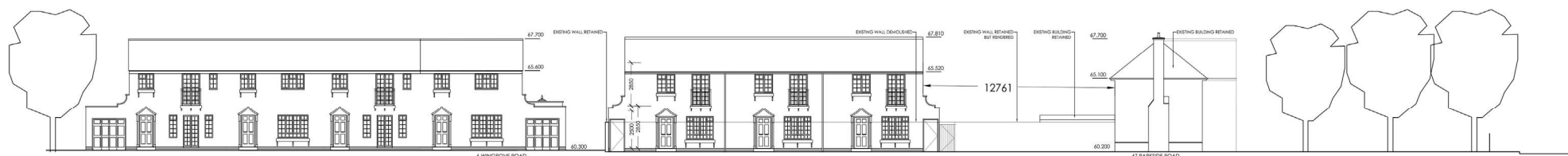


Figure 8: Pre-Application Site Plan & Street Scene (© THP)

3.2 WITHDRAWN APPLICATION

In April 2024, a full planning application (PL/24/0414) was submitted responding to the pre-application advice received. The proposal was for two x 3-bedroom detached dwellings.

Although the number of units reduced from three to two, the response from the officer was similar to the pre-application scheme as they deemed changes weren't substantial enough to mitigate previous concerns. The pre-determination response cited Policy CC7, H10 and H11.

The scheme was deemed to be an over-development as it included a similar amount of built form and hardstanding at the front of site as the pre-application scheme as well as remaining overly dominant in views from the west. The loss of an existing medium sized tree was also still a negative factor regarding BNG.

The submission was withdrawn in September 2024 in order to engage in further pre-application discussions and create a more suitable form of development.



Figure 9: Application PL/24/0414 Site Plan & Street Scene (© THP)