

DELEGATED APPLICATION REPORT

Ward: Peppard

App Ref: 220451/FUL

Address: 5 Woods Road, Reading, RG4 6NA

Proposals: Erection of 2 new 3-bedroom semi-detached dwelling houses.

Case Officer: Mr Anthony Scholes

Applicant: Bockmer Developments Ltd.

Date received: 28/03/2022

Valid from: 22/04/2022

Target Decision date: extension of time agreed on decision to 16 May 2025

1. INTRODUCTION

The proposal site is located to the rear of 5 Woods Road, Caversham. The development, however, will be accessed from Orchard Grove to the north of Woods Road. The surrounding area is predominantly residential with a mix of demi-detached and detached dwellings. 5 Woods Road benefits from a generously sized rear garden, along with 4 and 4a Woods Road. To the north of the proposal site is Reading Cemetery, with Micklands School 200m south west of the proposal site. Orchard Grove is considered a secluded road, which is generally only accessed by residents.

The proposal site is not within a Conservation Area or within the setting of a heritage asset.

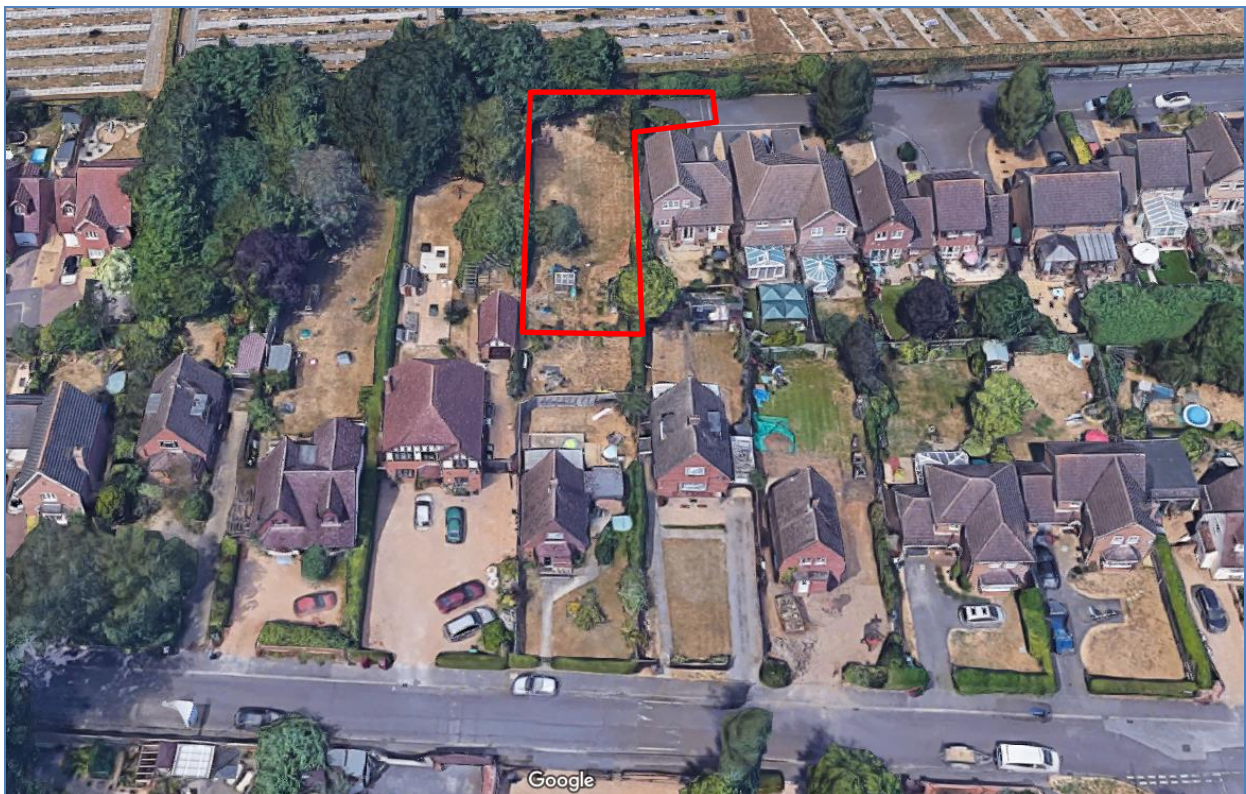


Fig 1. Aerial view, approximation of the proposal site outlined in red. Image retrieved from Google Maps on 11/08/2022.



Fig 2. Adjacent dwellings to the proposal site - 16 and 18 Orchard Grove. Site photo taken by case officer on 25/05/2022.



Fig 3. Location of proposed access to development. Site photo taken by case officer on 25/05/2022.

A site visit was undertaken by the case officer on 25/05/2022.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks develop part of the rear garden to 5 Woods Road to provide a semi-detached pair of two-storey, 3-bed dwellings. Access to the proposed dwellings would be from Orchard Grove, which is to the northeast of the proposal site. The development would essentially increase the length of Orchard Grove and reduce the size of outdoor amenity afforded to 5 Woods Road.

Plans considered:

- Planning / Design and Access Statement - 20.65-DAS1
- Site Location Plan - 20.65-100 Rev A
- ~~- Site Plan - 20.65-101 Rev D~~
- Floor Plans - 20.65-104 Rev E
- Roof Plan - 20.65-105 Rev B
- Elevations - 20.65-106 Rev D
- Elevations - 20.65-107 Rev B
- Finishes Schedule - 20.65-FS1
- Arboricultural Impact Assessment - 1707
- Tree Protection Plan - 1707-01
- Updated Preliminary Ecological Appraisal - R3036/a
- ~~- Construction Method Statement - 20.65-CMS1~~

Received on 28/03/2022

- Existing Site Plan - 20.65-102
- Floor Plans CIL Calculation - 20.65-103
- Site Sections - 20.65-108 Rev B
- Affordable Housing Statement

Received on 22/04/2022

- ~~- Site Plan - 20.65-101 Rev F~~

Received on 21/06/2022

- Site Plan - 20.65-101 Rev G
Received on 07/07/2022

- Construction Method Statement - 20.65-CMS1 Rev A
Received on 05/08/2022

- Site Plan - Landscaping 20.65-120 Rev C
- Landscape Specifications Notes - Ref: 20.65-LSP1, dated 04/09/2024
- Construction Environmental Management and Enhancement Plan (CEMP: Biodiversity) Ref: R3587/c
Received 05/09/2024

3. RELEVANT PLANNING HISTORY

220554/HOU - Demolish conservatory and side extension to form first floor extension and wrap around 2 storey extension. - Application Permitted on 15/06/2022

The following applications were not at the proposal site but are considered relevant to this application

181573/FUL - Erect 1 pair of semi-detached & 1 no detached dwelling at rear of 4a and 5 Woods Road. Demolish No 5 Woods Road & replace with new detached dwelling. Provide new access. - Application Refused on 06/03/2019. Appeal Dismissed on 14/08/2019

191601/FUL - Demolition of property at No5 Woods Rd, form access 2no new Detached dwellings - Application Refused on 13/03/2020

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

17 Orchard Grove, Caversham, Reading, RG4 6NF - No response received.
16 Orchard Grove, Caversham, Reading, RG4 6NF - No response received.
15 Orchard Grove, Caversham, Reading, RG4 6NF - No response received.
5 Woods Road, Caversham, Reading, RG4 6NA - No response received.
4A Woods Road, Caversham, Reading, RG4 6NA - No response received.
5A Woods Road, Caversham, Reading, RG4 6NA - No response received.

A site notice was erected on 28/04/2022 for a period of 21 days, expiring on 19/05/2022. No comments to the consultation were forthcoming.

4.2 Internal consultees

The following is a summary of response received from internal consultees.

Reading Borough Council, Environmental Protection - Response received on 28/04/2022.

- *Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action.*
- *You are advised that the development lies adjacent to the site of cemetery, which has the potential to have caused contaminated land and the proposed development is a sensitive land use.*
- *See recommended condition / informative below, these are required to ensure that future occupants are not put at undue risk from contamination.*

- *We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).*
- *Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.*

Reading Borough Council, Transport - First response received on 11/05/2022

- *The proposed development would be accessed from an extension of Orchard Grove. 2 houses are being proposed; however, the access is not 4.1m wide, which would be the minimum needed to comply with Manual for Streets. The reduced width can be accepted in this instance given the application is only for 2 houses, however, it has been noticed that previous applications (2016) have shown an indicative layout for further development, therefore if a proposal for further development were to come forward in the future, that application would need to include a turning head, a 4.8m wide access and a footway into the site.*
- *Given that the development is 35m from the turning head, tracking diagrams are required illustrating a delivery vehicle entering and exiting the site.*
- *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 would need to be illustrated on revised plans.*
- *Bin collection areas have not been illustrated. Bin storage should not be located further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods and should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings to avoid the stationing of service vehicles on the carriageway. It is unlikely that a refuse vehicle will venture into the site, therefore clarification is required as to where the central bin collection point is to be located and how they will be accessed. This will need to be illustrated on plans. It is recommended that the Council's Waste/Recycling team are contacted to agree collection / access arrangements.*
- *The applicant has made provisions for secure cycle storage in the form garage sheds in the rear gardens. This is acceptable for a development of this nature.*

Reading Borough Council, Transport - Updated response received on 04/08/2022 upon review of Construction Method Statement.

- *Amendments suggested to construction method statement concerning parking for site operatives and visitors, the erection and maintenance of security hoarding, and wheel washing facilities.*
- *Confirmation that the proposed arrangement for delivery vehicles parking on the top of the drive is acceptable.*

Reading Borough Council, Transport - Updated response received on 09/08/2022 upon review of updated Construction Method Statement.

- *All outstanding points have been addressed.*

Reading Borough Council, Transport - Updated response received on 11/07/2022 upon review of updated site plan.

- *The proposed bin collection point is acceptable.*

Reading Borough Council, Natural Environment - Response received on 01/06/2022

- *There are no trees of significance on the site itself. The Arboricultural Impact Assessment dated 8 March 2022, from SJ Stephens Associates, identifies several trees next door at No. 4A and one to the rear that are impacted by the proposal.*

- (...) the development is not acceptable in relation to T4 Lime. This may be reassessed if a detailed survey of the tree was carried out that justifies the pruning on arboricultural grounds.

Reading Borough Council, Natural Environment - Updated Response received on 29/06/2022 upon review of updated arboricultural information

- *The Arb consultant has now offered arboricultural justification for checking the growth/size of the Lime due to the tight fork, which I had noted on the tree survey. I assume that the applicant/agent will advise the tree owner of this defect, with the potential to fail, as it would 1) be the responsible thing to do and 2) mean the tree is appropriately managed to address potential risk to any new house directly adjacent to it.*
- *With regards to shading, I acknowledge that this impact will be limited due to the orientation of the tree in relation to the dwellings and that likely reduction in the future would reduce this further. Other nuisance issues, as acknowledged in the arb report, will exist due to the proximity of the tree, but can be limited to a certain extent by the recommendations in 6.4 of the arb report, which I hope the developer will incorporate.*
- *I acknowledge that the house is outside the RPA - this wasn't an issue I raised. The adjacent dwelling is, however, right on the edge of the RPA so it is likely that groundwork may be required within the perimeter of the RPA. However, I note the intended piled raft foundations and that the tree has a good rooting environment in the garden in which it sits. This foundation type should also allow the expansion of roots from the tree in the eastern direction. New hard surfacing is within the RPA of the tree, shown to be no-dig and specified in the Arb document and TPP.*
- *I note the intention to plant 4 trees and a native hedge, as shown on the revised site plan, details of which can be secured via condition.*
- The development is considered acceptable in Natural Environment terms subject to conditions for details of landscaping, boundary treatment, and for the development to be carried out in accordance with the arboricultural method statement.

Reading Borough Council, Ecology - Response received on 30/06/2022

- *The Ecology Report (John Wenman Ecological Consultancy, February 2022, Ref: R3036/a) has been conducted to the appropriate standard.*
- The development is considered acceptable in ecological terms subject to conditions for details of biodiversity enhancements and the submission of a construction environmental management plan for approval.

Reading Borough Council, Waste Services - Response received on 05/07/2022

- The bins would need to be presented on the kerbside as per all other dwellings.

Reading Borough Council, Waste Services - Updated response received on 08/07/2022 upon review of updated site plan.

- The bin collection point is acceptable.

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. 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
National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 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
H3 Affordable Housing
H5 Standards for New Housing
H10 Private and Communal Outdoor Space
H11 Development of Private Residential Gardens
EN1 Protection and Enhancement of the Historic Environment
EN5 Protection of Significant Views With Heritage Interest
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Affordable Housing SPD (March 2021)
Design Guide to House Extensions SPD (Adopted March 2021)
Revised Parking Standards and Design SPD (October 2011)
Planning Obligations under Section 106 SPD (April 2015)
Sustainable Design and Construction SPD (December 2019)

7. APPRAISAL

7.1 Land use principles

Policy H11 of the Reading Borough Local Plan sets out the requirements for residential development within private residential gardens.

Proposals for new residential development that includes 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:*
 - *The relationship of the existing built form and spaces around buildings within the surrounding area;*
 - *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;*
 - *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;*
 - *Compatibility with the general building height within the surrounding area;*
 - *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
 - *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

To be discussed further in this report under section 7.2 Design.

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;*

To be discussed further in this report under section 7.4 Private and Communal Outdoor Space.

3. *The proposal includes access, which meets appropriate highway standards;*

To be discussed further in this report under section 7.7 Transport.

4. *The proposal does not lead to tandem development;*

The proposal would not lead to tandem development as the proposed dwellings have a frontage, and would be accessed via Orchard Grove.

5. *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*

To be discussed further in this report under section 7.2 Design.

6. *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*

To be discussed further in this report under section 7.3 Safeguarding Amenity.

7. *The emphasis is on the provision of family-sized housing;*

The proposal seeks the addition of two three-bedroom family dwelling to the site.

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*

To be discussed further in this report under section 7.5 Trees, Landscaping and Ecology.

9. *The proposal does not prejudice the satisfactory development of a wider area.*

It is not considered that the proposed development would prejudice the satisfactory development of the wider residential area, which consists largely of family sized homes.

There is also no in principle objection to the erection of a new dwelling at 104 Berkeley Avenue, provided the development complies with the policies set out within the Reading Borough Local Plan, which will be discussed further within this report.

7.2 Design

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case; this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

The application is also subject to the relevant criteria of Policy H11 as outlined in paragraph 7.1 of this report.

The proposed development would be accessed via Orchard Grove, which is to the north of Woods Road. It is therefore considered appropriate to use the existing pattern of development and design along Orchard Grove when assessing the impact that the size, scale, character and appearance of the proposed semi-detached pair would have on the surrounding area. Orchard Grove consists of a mix of demi-detached and detached dwellings. 15 to 17 Orchard Grove received planning permission in 2007 under permission 060439. The exterior materials to the dwellings vary to some degree along Orchard Grove, however, the size and scale of each dwelling is considered consistent. The building line bends softly due to the access road, with numbers 15 to 17 gradually moving the building line closer to the highway. There is minimal off street parking which is considered due to the secluded location and residential use of Orchard Grove. The rear gardens are moderately sized, but smaller than those to the dwellings along Woods Road to the south.

The development consists of a two storey semi-detached pair, consisting of three bedrooms per dwelling. A proposed street scene elevation has been provided which demonstrates that the ridge line follows the existing development pattern, with the semi-detached pair of a similar size and scale to that of 15 and 16 Orchard Grove. Though it is acknowledged that number 15 is set further back from the highway than number 16, the comparison with the proposed development is still considered applicable.

The exterior walls consist of red brick with patterned brickwork (a width of three bricks) between the ground floor and the first floor. This is an architectural feature that has been utilised at other dwellings along Orchard Grove. The roof has been specified as grey concrete roof tiles to match 15 to 17 Orchard Grove, along with white uPVC windows, also to match 15 to 17 Orchard Grove. It is evident that the design of the scheme and the materials selected have been heavily influenced by the existing pattern of development, with the finishes schedule making reference to the existing dwellings along Orchard Grove.

The development resets the building line by situating parallel with number 17 and is considered to be a natural progression of the building line. Any continuation of the building line from 14 to 17 Orchard Grove would likely diminish the amount of space for the highway and off street parking. In terms of appearance and practicalities the impact the development has on the building line along Orchard Grove is therefore considered acceptable.

Overall, the proposed replacement dwelling is not considered to harm the character and appearance of the surrounding area. In accordance with Policies CC7 and H11 of the Reading Borough Local Plan, the new dwelling is considered to respond positively to the local context, in particular 104 and 106 Berkeley Avenue.

7.2 Standards for New Housing

As this application seeks three new dwellings, policy H5 of the Reading Borough Local Plan is applicable.

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards and details of this in the form of design and construction stage SAP reviews can be secured by way of conditions.

The proposed dwellings exceed the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan. The gross internal floor space of each of the proposed new dwellings is 100m², which is above the minimum space requirement of 93m² for a three bed, five-person, two storey dwelling. The replacement dwelling will also provide more than adequate built-in storage of greater than 2.5m². Therefore, the proposed development is considered in accordance with policy H5 of the Reading Borough Local Plan.

In accordance with Policy H5; “All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3)”. The Design and Access Statement for this application states that the proposed dwellings have been designed with this requirement in mind. Having reviewed the plans it is considered that the internal layout is adaptable in line with M4(2) of the Building Regulations.

Policy CC3 (Adaptation to Climate Change) requires that development proposal incorporate sustainable design practices to take account of climate change. Policy H5 (Standards for New Housing) requires that all new housing is be built to the higher level of water efficiency standards under Building Regulations and achieves at a minimum a 19% improvement in the dwelling emission rates above the Building Regulations standards and details of this in the form of design and construction stage SAP reviews can be secured by way of conditions.

7.3 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- 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;

Further to the above, in accordance with Policy CC8; “*The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy*”.

As detailed in section 3 of this report, the existing dwelling at 5 Woods Road has recently been granted planning permission for a two storey rear extension. This has been factored in to measuring the 20m distance between the rear of the proposed dwellings to the rear garden of 5 Woods Road and the existing dwelling. The proposed site plan submitted for this application illustrates the proposed semi-detached pair in relation to the existing dwelling at 5 Woods Road, prior to the implementation of permission 220554/HOU. The back-to-back distance of the proposed dwellings in relation to the existing dwelling at 5 Woods Road is 26.8m. Should both the development proposed under this application and the development permitted under application 220554/HOU be carried out, the approximate back-to-back distance would be 25.2m. Therefore, the resultant developments would have a back-to-back distance in excess of 20m in accordance with policy CC8 of the Reading Borough Local Plan.

Turning to the impact of the proposed development on neighbouring properties along Orchard Grove; Plot 1 extends 3m beyond the rear wall of 17 Orchard Grove. The development is not considered to be harmful to the living conditions at 17 Orchard Grove due to the orientation of the development in relation to number 17. There would be no loss of light to habitable rooms or outdoor space at number 17 as a result of the proposed development. The residential use of the development is considered typical of the surrounding area, which consists mostly of family sized homes. It is acknowledged that there is one first floor side facing window which would look out to the side elevation of Plot 1, however, this window serves a bathroom. The impact of the development on this window is therefore considered acceptable.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. The development is considered to provide

two family sized homes which are characteristic of the surrounding area in terms of size, scale and use. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan.

7.4 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which 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, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.”

Paragraph 4.4.87 of the Reading Borough Local Plan also states that; *“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 proposed private amenity space to the proposed for Plot 1 amounts to 87m², whilst the private amenity space afforded to Ploy 2 would be 93m². It is therefore acknowledged that the garden sizes would be less than the gross floor area of the dwellings to which they relate. However, the size of the proposed gardens is considered characteristic of the surrounding area, for example 15 and 16 Orchard Grove. The quality of the space provided is considered good with southeast facing gardens, providing suitable space for uses specified under Policy H10 of the Reading Borough Local Plan.

It is therefore considered that both dwellings would be served by ample private outdoors space given the side of the dwellings in accordance with Policies H10 and H11 of the Reading Borough Local Plan.

7.5 Trees, Landscaping and Ecology

The Council’s Ecological consultant has agreed with the outcomes of the Ecology Report submitted for this development. Details of biodiversity enhancements and a Construction Environmental Management Plan shall be secured via condition to any approval of this application in accordance with Policy EN12 of the Reading Borough Local Plan.

Following discussions with the Council’s Natural Environment Officer, the details of the Arboricultural Method Statement (as revised) have been agreed. Further clarification and justification was sought as to the extent of pruning required to the lime tree to the west boundary of the proposal site in order to facilitate the development. Details of boundary treatment and a landscaping plan will be secured via condition to any approval of this application in accordance with Policy EN14 of the Reading Borough Local Plan.

7.6 Transport

The proposed development is considered to satisfy the on-site parking requirements as outlined within the Revised Parking Standards and Design SPD (2011). Two on site vehicle parking spaces have been demonstrated for each dwelling, with one electric vehicle charging point demonstrated each dwelling. It is acknowledged that the site access is 4m at the point of access, widening to 4.2m further into the site, therefore, access does not comply with the requirements of the Manual for Streets. However, given that the access is to only serve two dwellings the access proposed is considered acceptable in this instance.

Conditions will be included to any approval of this application to secure the onsite vehicle parking spaces as specified on the plans, along with the cycle parking. Subject to these conditions the proposed development is considered in accordance with policies TR3 and TR5 of the Reading Borough Local Plan.

The details of the bin collection point have also been agreed by Waste Services, with these details to be secured via condition to any approval of this application.

Transport Development Control have also recommended that a Construction Method Statement be submitted prior to development commencing on site. This is to secure vital details in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with CC8 and TR3 of the Reading Borough Local Plan.

A Construction Method Statement has been submitted, with the details approved by Transport Development Control. The details of the Construction Method Statement will be secured via condition to this application. This is in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

7.7 Affordable Housing

In accordance with Policy H3 of the Reading Borough Local Plan; *“Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading:*

- (...) on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.”*

The applicant has agreed to enter into a legal agreement to secure a financial contribution if planning were to be granted.

A Section 106 Legal Agreement has been drawn up, which secures a financial contribution of £45,750 for the purposes of providing affordable housing elsewhere within the Borough. The figure has been calculated based on the valuations of the existing dwelling and the proposed additional dwelling from two Estate Agents. As per Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021); for sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development. The two proposed dwellings have been valued at £457,500 each, therefore, 5% of the GDV of the development equates to £45,750.

This is considered acceptable and complies with Policy H3 of the Reading Borough Local Plan and the Affordable Housing SPD (2021).

7.8 CIL

The proposal includes the addition of more than 100sqm of new floor space and so would be CIL liable.

	Existing (m ²)	Proposed (m ²)	Difference (m ²)
Proposed dwelling (Plot 1)			
Ground Floor	0	50.04	+50.04
First Floor	0	49.96	+49.96
Total	0	100.00	+100.00
Proposed dwelling (Plot 2)			
Ground Floor	0	50.04	+50.04
First Floor	0	49.96	+49.96
Total	0	100	+100.00
Grand Total	0	200.00	+200.00

There is no existing floorspace to be deducted from the liability. Accordingly, on the basis of the 200m² proposed floorspace the liability (based on a 2022 CIL rate of £156.24 per sqm) would total £31,248.00.

The standard informative is recommended to be included on the decision notice to advise the applicant of this separate process and requirement.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT - SUBJECT TO S106 AGREEMENT