

04/04/2025

Planning Application Ref:

PL/25/0422

Officer:

Louise Fuller

Application Type:

Full planning permission

Address:

92 Albert Road, Caversham, Reading

Proposal:

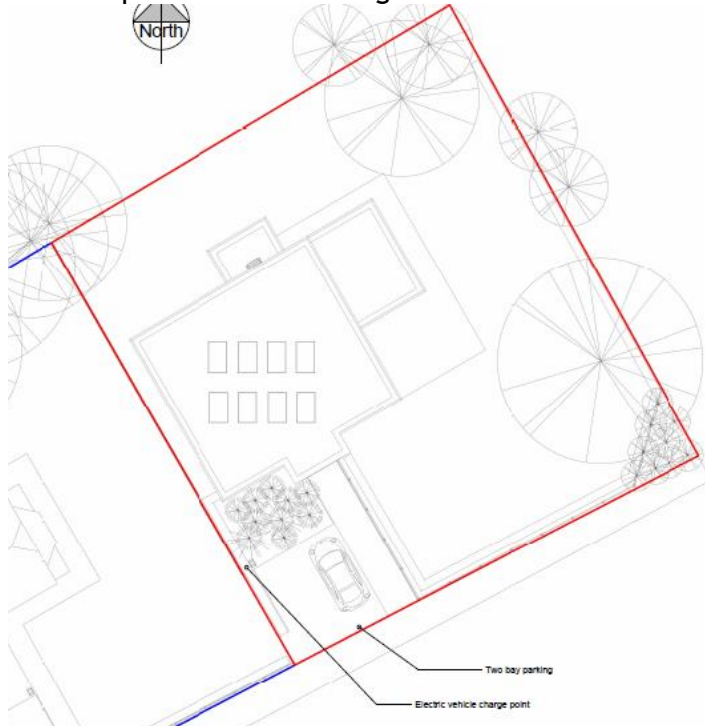
Erection of detached dwelling

Associated application for this site - PL/25/0425 for 2 x semi detached dwellings.

The application site lies on the eastern side of Albert Road and is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

This application consists of the construction of 1 x 4 bedroom detached dwelling located to the east of the existing building and would front onto Chelford Way. A new vehicle access is proposed to serve the new dwelling.

In accordance with the adopted Parking Standards and Design SPD the proposed development would be required to provide 2.0 off road parking spaces for each dwelling. Proposed site plan identifies a 2 bay parking bay which is deemed acceptable. Water run-off from the proposed dwelling onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.



A new vehicle crossing is proposed from Chelford Way, the extent of the dropped kerb will need to be illustrated on plans including visibility splays of 2.4x43m. A license will be required 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 Councils 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 illustrated on plans. Installation of the charging point will need to conform with the latest building regulations.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide 2no cycle parking spaces. In a development of this nature this can be provided within an individual store such as a garden shed. This has not been illustrated on plans and will need to be illustrated on revised plans.

Bin storage has been illustrated on plans and it is assumed that bins will be brought forward to the property boundary for kerb side collection from Chelford Way which would replicate the existing arrangement for dwellings in the area. It is recommended that the Councils Waste and Recycle Team are contacted to ensure the correct capacity and type of bins are provided.

CMS will be required for this development and licenses obtained from the Highways Team to undertake all works on the Public Highway.

In principle there are no Transport objections to this application.

Suggested conditions:

<u>C1</u>	HOURS OF CONSTRUCTION/DEMOLITION
<u>DC1</u>	VEHICLE PARKING (AS SPECIFIED)
<u>DC4</u>	VEHICULAR ACCESS (TO BE APPROVED)
<u>DC6</u>	CYCLE PARKING (TO BE APPROVED)
<u>DC8</u>	REFUSE AND RECYCLING (AS SPECIFIED)
<u>DC14</u>	VISIBILITY SPLAYS (TO BE APPROVED)
<u>DC24</u>	EV CHARGING POINTS
IF3	Highways
I29	Access construction

N. Hussain
Transport Development Control Advisor