

4 July 2025

Planning Application Ref: PL/25/0680

Officer: Louise Fuller

Application Type: Full planning permission

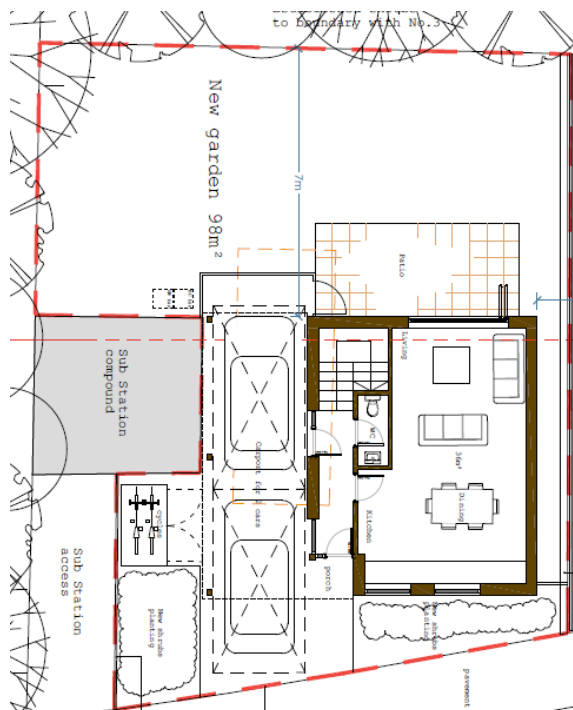
Address: 5 Stoneham Close, Tilehurst, Reading, RG30 4HB

Proposal: New dwelling to the rear of No.5, replacing existing garage, including parking and landscaping

This application is for a new, two-bedroom dwelling home on land to the west of the existing dwelling following the demolition of the existing garage associated with No.5.

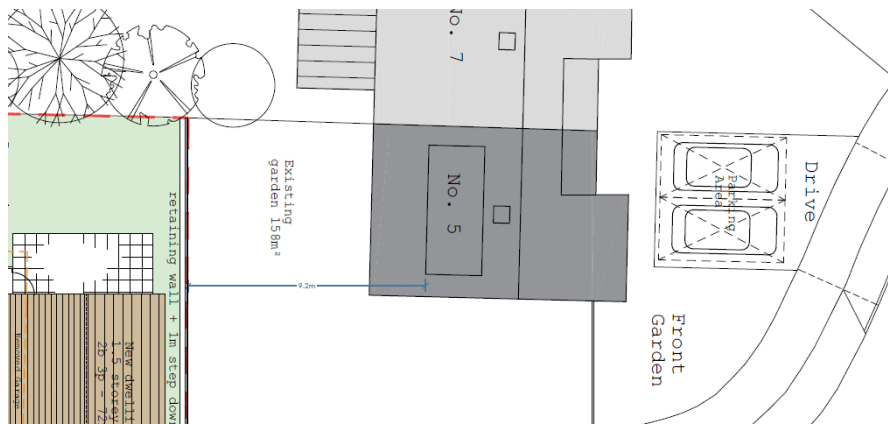
In accordance with the Council's current Parking Standards and Design SPD the proposed 2 bedroom dwelling would require 2 off street parking spaces (rounded up from 1.5). Any loss of parking associated with the main dwelling (5 Stoneham Close) must be re-provided to ensure that enough parking is provided and there is not a knock-on effect on the safety and function of the highway through on-street parking., therefore 2 parking spaces must be retained for the existing dwelling.

Proposed site plan (extract below) for the new dwelling identifies 2 parking spaces in tandem formation within a car port, served via the existing vehicle crossing. Highways have confirmed that an application was received in 2023 for an extension to the existing access to the side/rear of the property, measurements and a quotation were provided but no further communication was received from the applicant regards to progressing the application.



Parking provision for the proposed dwelling is acceptable. If the existing access has been extended, then this has been extended without going through the correct channels and gaining the S184 for the works.

Submitted site plan (extract below) illustrates a new dropped crossing is to be provided for the existing dwelling. Visibility splays of 2.4m x 43m have not been illustrated and the plans fail to demonstrate that a minimum distance of 10m from the adjacent junction is achievable.



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 has not been illustrated on plans.

In accordance with the adopted Parking SPD, the development is required to provide a minimum of 2 cycle parking spaces for the proposed dwelling, in a development of this nature this can be provided in a secure garden shed in a private amenity area. Plans illustrate storage at the front of the house, adjacent to the parking spaces; it is recommended that this should be positioned in the private amenity area for a more secure area.

It is assumed that refuse bins will be collected kerb side as is the case for other dwellings on the road.

Based on the plans submitted Transport do not support this application.

Refusal Reason

The formation of a new access in close proximity to the junction of Stoneham Close would result in conflicting traffic movements which would have an adverse effect on road safety and the flow of traffic. This would be in conflict with Local Plan Policies TR3 and TR5.

N. Hussain

Transport Development Control Advisor