

# Notice of Meeting

---

## Eastern Area Planning Committee

**Wednesday, 10th November, 2010 at 6.30 pm**

**in the Calcot Centre, Highview (off Royal Avenue), Calcot**

### **Members Interests**

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 2 November 2010

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Linda Pye Tel: (01635) 519052 Email: [lp@westberks.gov.uk](mailto:lp@westberks.gov.uk).

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 November 2010**  
(continued)

**To:** Councillors Peter Argyle, Pamela Bale, Brian Bedwell (Chairman), Richard Crumly, Alan Law, Keith Lock, Royce Longton, Alan Macro, Tim Metcalfe, Irene Neill (Vice-Chairman) and Graham Pask

**Substitutes:** Councillors Keith Chopping, Lee Dillon, Manohar Gopal, Owen Jeffery, Tony Linden, Mollie Lock, Quentin Webb and Keith Woodhams

---

# Agenda

## Part I

Page No.

1. **Apologies**  
To receive apologies for inability to attend the meeting.
  2. **Minutes** 1 - 4  
To approve as a correct record the Minutes of the meeting of this Committee held on 20<sup>th</sup> October 2010.
  3. **Declarations of Interest**  
To receive any Declarations of Interest from Members.
  4. **Schedule of Planning Applications**  
*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)*
- (1) **Application No. & Parish: 10/02308/FUL - Land to the rear of 154 Overdown Road, Tilehurst** 5 - 16
- Proposal:** Construction of new 3 bedroom detached dwelling house
- Location:** Land to the rear of 154 Overdown Road, Tilehurst, RG31 6NJ
- Applicant:** Mr. A. Graves
- Recommendation:** To delegate to the Head of Planning and Countryside to grant planning permission.



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 November 2010**  
(continued)

- (2) **Application No. & Parish: 10/02410/OOD - 154 Overdown Road, Tilehurst** 17 - 26  
**Proposal:** Consultation response to Reading Borough Council – Construction of 3 new bedroom detached dwelling house  
**Location:** 154 Overdown Road, Tilehurst, RG31 6NJ  
**Applicant:** Mr. A. Graves  
**Recommendation:** To authorise the Head of Planning and Countryside to raise no objection, and to send a copy of this report to Reading Borough Council

**Items for Information**

5. **Appeal Decisions relating to Eastern Area Planning** 27 - 44  
*Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.*
6. **Plans and Drawings** 45 - 52  
The plans and drawings relating to the planning applications submitted to this meeting.

**Background Papers**

- (a) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (b) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (c) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (d) The Human Rights Act.

Andy Day  
Head of Policy and Communication

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.



This page is intentionally left blank

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## **EASTERN AREA PLANNING COMMITTEE**

### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 20 OCTOBER 2010**

**Councillors Present:** Pamela Bale, Brian Bedwell (Chairman), Richard Crumly, Manohar Gopal (Substitute) (In place of Peter Argyle), Keith Lock, Royce Longton, Alan Macro, Tim Metcalfe, Irene Neill (Vice-Chairman), Graham Pask, Quentin Webb (Substitute) (In place of Alan Law)

**Also Present:** Gareth Dowding (Senior Engineer), Liz Patient (Solicitor), Dave Pearson (Team Leader - Development Control), Stephen Chard (Policy Officer)

**Apologies for inability to attend the meeting:** Councillor Peter Argyle and Councillor Alan Law

#### **PART I**

#### **40. Minutes**

The Minutes of the meeting held on 29 September 2010 were approved as a true and correct record and signed by the Chairman.

#### **41. Declarations of Interest**

Councillor Royce Longton declared an interest in Agenda Item 4(1), but reported that, as his interest was personal and not prejudicial, he determined to remain to take part in the debate and vote on the matter.

#### **42. Schedule of Planning Applications**

##### **42(1) Application No. & Parish: 10/01220/HOUSE Stratfield Mortimer**

*(Councillor Royce Longton declared a personal interest in Agenda item 4(1) by virtue of the fact that he was acquainted with the objector. As his interest was personal and not prejudicial he determined to take part in the debate and vote on the matter).*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 10/01220/HOUSE in respect of Section 73A – variation of Condition 1 (time limit and plans) of planning permission 09/01814/HOUSE to incorporate a taller single storey extension and variation of Condition 3 (windows) to amend windows granted under planning permission 09/01814/HOUSE (Conversion of two semi detached cottages to one detached dwelling. Ground floor extensions to provide hall, utility, wc, family room and garden room. Remove existing rear outbuilding and detached garage).

In accordance with the Council's Constitution, Mr Bird, objector, and Mrs Lesley Nelson, applicant, addressed the Committee on this application.

Mr Bird in addressing the Committee raised the following points:

- He was of the view that the plans as circulated were incorrect as they did not reflect the reality.

*(Councillor Richard Crumly joined the meeting at 6.33pm).*

## EASTERN AREA PLANNING COMMITTEE - 20 OCTOBER 2010 - MINUTES

- The plans showed that both upper floor windows to the rear of the house were the same size, but in reality the window on the left hand side was approximately a third larger than the window on the right.

*(Councillor Keith Lock joined the meeting at 6.35pm).*

In response to a question from Mr Bird, it was confirmed that the Committee was governed by regulations set down by Central Government.

There was concern among some Members that the diagram of the south elevation in the plans was inaccurate and did not reflect the actual size of the windows.

David Pearson advised that the Case Officer viewed the diagrams and plans as being reasonably accurate and the discrepancy was not felt to be a particular issue. The angle the photograph was taken at was misleading and gave the impression that the left hand window was longer than was actually the case. The majority of Members who attended the site visit were also of the view that the differences were minimal and were not a particular concern, although they felt that they should be noted.

David Pearson added that the downstairs window could be altered without a requirement for planning permission.

Mrs Nelson was asked to comment on this matter and she advised that the upper right window to the rear of the property was the same width as the left hand window, which was an original window. The height of the right hand window was reduced, but this was to allow for the slope of the extension roof.

Mrs Nelson in addressing the Committee raised the following points:

- This application proposed amendments to two of the planning conditions. The first related to the ground floor windows in the north elevation of the extension. The concerns raised in relation to these windows had been resolving by screwing them shut. The obscure glazing would also be retained.
- The slightly increased height of the extension had arisen due to a difference in ground levels.
- She was surprised at the reasons given for calling in the application when it was previously discussed. A stop notice to the building work had at no time been issued, Building Control Officers did visit the site on the request of a neighbour, with regard to concerns over the height, and she was advised that it was at her own risk to continue building work. The original application received four objections and not eight. The nine objections received regarding this application to vary conditions were from their immediate neighbour, their family and friends. Objections had not been raised by other local residents either to the original application or the variations.

Councillor Keith Lock, as Ward Member, made the following points:

- He called in the application to Committee as the extension was not constructed in accordance with original plans. He had also been advised that a stop notice had been issued.
- The level of objection (15 letters) was unusually high for what should have been a straightforward application.
- However having attended the site visit, the overlooking concerns had been resolved and he would be content for Officers Recommendation to be accepted and the application approved.

## **EASTERN AREA PLANNING COMMITTEE - 20 OCTOBER 2010 - MINUTES**

Councillor Graham Pask then proposed to accept Officers Recommendation to approve the application. This was seconded by Councillor Quentin Webb.

In response to a Member question relating to the condition to have particular windows fixed shut on a permanent basis, David Pearson advised that conditions could be appealed and applications made to vary conditions. A decision would then need to be made on the planning merits of the application. If it was reported that the window was being opened contrary to conditions, then enforcement action could be taken.

**RESOLVED** that the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions and informative:

### **Conditions**

#### **Windows**

1. The two large windows serving the family room at ground floor level in the north elevation of the extension hereby approved shall retain the obscure glazing and be fixed shut in perpetuity unless otherwise agreed in writing by the Local Planning Authority in respect of a planning application made for that purpose. The small window in the north elevation of the extension hereby approved shall retain the obscure glazing in perpetuity unless otherwise agreed in writing by the Local Planning Authority in respect of a planning application made for that purpose. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additional openings shall be inserted in the ground floor north elevation of the single storey extension hereby approved without a planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

#### **Development in accordance with plans**

2. The development shall be completed in accordance with drawing title numbers 3 (B) and 4 (B) received on 7<sup>th</sup> October 2010 and drawing title numbers 5 (B), 6 (B), 7 (B), 9 (B), 10 (B), 11 (B), and 12 (B) received on 6<sup>th</sup> October 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

#### **Informative**

1. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

### **43. Appeal Decisions relating to Eastern Area Planning**

Members noted the outcome of appeal decisions relating to the Eastern Area.

**EASTERN AREA PLANNING COMMITTEE - 20 OCTOBER 2010 - MINUTES**

**44. Site Visits**

A date of 3 November 2010 at 9.30am was agreed for site visits if required.

*(The meeting commenced at 6.30pm and closed at 7.00pm)*

**CHAIRMAN** .....

**Date of Signature** .....



# Agenda Item 4.(1)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	10/02308/FUL Tilehurst	23 November 2010	Construction of new 3 bedroom detached dwelling house  Land to the rear of 154 Overdown Road, Tilehurst, RG31 6NJ  Mr A Graves

**Recommendation Summary:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**

**Ward Member(s):** Cllr L.F. Zverko

**Reason for Committee determination:** Level of objection

**Committee Site Visit:** No

## Contact Officer Details

**Name:** Bob Dray  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
**Email:** BDray@westberks.gov.uk

## 1. Planning History

There is no relevant planning history within West Berkshire. The following planning history has been provided by Reading Borough Council:

**00/00516/FUL** First floor side extension over existing garage and kitchen and front porch – granted planning permission.

**92/00379/FUL** Single storey side extension – granted planning permission.

## 2. Publicity of Application

Neighbour notification letters have been sent to properties in close proximity to the site, both in West Berkshire and Reading. A site notice has also been displayed on the fence adjacent to Ullswater Drive.

Site Notice Expired: 27 October 2010

Last Neighbour Notification Expired: 28 October 2010

## 3. Consultations and Representations

**Parish Council:** This Council believes that an ancient hedgerow is in existence but does not appear to be shown on any of the plans. The Overdown Road Estate was initially one dwelling per plot. Does this still apply? The access to this is on a slope and when the weather is bad, the safety on the highway may be an issue as well as the risk of flooding.

**Officer's response:** the Countryside Service has no evidence that this is an ancient hedgerow. Legal covenants are not material planning considerations; however, residential density is relevant to the principle of development.

**Highways: Access**

There have been representations made on the siting of the access near to the bend.

The main highway concern therefore is whether the access complies with visibility splay requirements. A road subject to a 30 mph speed limit would normally require visibility splays of 2 metres x 43 metres for a single dwelling. On the assumption that vehicles are travelling at 25 mph in the vicinity of the site this could be relaxed, in accordance with Manual for Streets, to splays of 2 metres x 33 metres.

Drawing number 11151-08 shows that the visibility splays that can be achieved at the access. The plan complies with Manual for Streets and so the highway authority could not sustain an objection on these grounds.

### ***Highway safety***

With regards to vehicle speeds and the siting of the access at the foot of a steep 'fast' hill, the main issue here is whether the access complies with visibility splay requirements.

### ***Traffic generation***

With regards to the additional traffic generation. A single dwelling can generate between 6-8 vehicle movements per day. That is 3-4 out and 3-4 in. Given that this is a relatively low level it would be extremely difficult for the highway authority to justify any objections on the grounds of the additional traffic that would be generated. The probability of conflict of movements is too low.

### ***Street lighting column***

There is a street lighting column that may require relocating at the cost of the applicant. Due to the age of the street lighting column, the applicant would need to pay for the transfer of the services to Scottish and Southern Electricity, but the Council would pay for a new column to update it in the process.

### ***Red line plan***

Concern has been raised that the red line plan includes some land that is within the ownership of West Berkshire Council Highway Authority. This is not the case.

### ***Car parking***

Two parking spaces have been proposed which is acceptable for the proposal. However the spaces should be 2.4 metres x 4.8 metres with a 6 metre forecourt depth for manoeuvring.

The applicant proposes to have two parking spaces with on-site turning. The highway authority is not able to request a greater provision of car parking for this dwelling in this location (although note my previous comments on the dimensions which should be rectified). As the parking complies with current guidance, the dwelling should have sufficient car parking for its requirements to remove the potential for roadside car parking. These policies are national guidance and contained within the Local Plan. I am unable to request a greater provision to alleviate concerns that roadside parking may occur. I could certainly not refuse the application on this basis given the relative sustainability of the site.

### ***Cycle storage***

A shed should be provided in the rear garden of the dwelling for cycle storage.

### **Contribution**

As the majority of the site is within the jurisdiction of Reading Borough I will not be seeking a contribution. Although the highway network within West Berkshire will see some impact from the development, it is likely that the infrastructure/services within Reading Borough would be impacted more.

**Trees:** We have no record of the vegetation to the rear of 154 Ullswater Drive being a historic hedge. It is not in a conservation area or covered by a tree preservation order. Recommend a landscaping condition.

**Reading Borough Council:** No response at time of writing.

**Public Protection:** No response at time of writing.

**Representations:** At the time of writing 16 objections have been received raising the following, summarised, concerns and points of objection:

- The existing bend and adverse camber in Ullswater Drive is already detrimental to highway safety.
- The existing bend is particularly dangerous in adverse weather conditions.
- The proposed access would be sited in a position whereby it would exacerbate the problems with highway safety.
- The proposed house would increase the likelihood of on-street parking, which would be detrimental to highway safety.
- Construction traffic may have an adverse effect on highway safety.
- Maintenance of highway land during construction works.
- Overdevelopment of a small plot
- Loss of privacy and daylight to gardens on Overdown Road.
- Risk of flooding and land slippage.
- Noise, disturbance, and construction working hours.
- The recent/ongoing felling of trees and removal of vegetation from the boundary with Ullswater Drive.
- Loss of privacy to properties on Ullswater Drive as a result of removed boundary vegetation.

## **4. Policy Considerations**

### National Planning Policy and Guidance

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
- Planning Policy Statement 1 Supplement: Planning and Climate Change (PPS1A)
- Planning Policy Statement 3: Housing (PPS3)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)
- Planning Policy Guidance Note 13: Transport (PPG13)

## West Berkshire District Local Plan 1991-2006 Saved Policies 2007

- OVS.1: The Overall Strategy
- OVS.2: Core Policy
- OVS.3: Planning and Community Benefits
- OVS.10: Energy Efficiency
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development

## Supplementary Planning Guidance/Documents and other material considerations

- SPG 4/02: House Extensions (July 2004)
- SPG 4/04: Delivering Investment from Sustainable Development (September 2004)
- Supplementary Planning Document 'Quality Design – West Berkshire'
- DETR/CABE: By Design (Urban design in the planning system: towards better practice)
- DCLG/DfT: Manual for Streets

## **5. Description of Development**

- 5.1 154 Overdown Road is a two storey semi-detached dwelling located largely within Reading Borough. This application seeks full planning permission for the construction of a new 3 bedroom detached dwelling to the rear of the existing property, which fronts onto, and is accessed from, Ullswater Drive. Although the majority of the application site is located within the adjacent district, the north-western corner of the site is within West Berkshire.
- 5.2 The application site comprises the part of the garden of the existing dwelling. The land rises steeply up to Ullswater Drive. Owing to this significant change in ground levels, it is proposed to partially excavate the new dwelling. Consequently, the dwelling would appear as a bungalow when viewed from Ullswater Drive. The front door would be positioned at first floor level and accessed via a bridge which traverses a light well.
- 5.3 The existing curtilage would be subdivided with the curtilage of the new house extending approximately 30m back from Ullswater Drive. The dwelling would be located centrally within the plot, largely in line with 7 Ullswater Drive. A terrace and open amenity space would be provided to the rear, and 2 parking spaces, landscaping and a bin store are proposed within the frontage.
- 5.4 The proposed dwelling measures approximately 8.7m in width and 8.7m in depth. It would have a total ridge height of 7.8m, but would appear to be 5.1m in height when viewed from street level. It would have a dual-pitched gable-end roof using concrete tiles. The walls would be completed with facing brickwork.

## **Procedural matters**

- 5.5 The application site crosses the district boundary with Reading Borough. The majority of the site lies within the neighbouring district, including the proposed house, but the north-western corner of the site falls within West Berkshire.

- 5.6 A parallel application, comprising the same description and plans, has been submitted to Reading Borough Council (ref: 10/01745/FUL) and is currently pending consideration. This application is due to be determined on 15 November 2010.
- 5.7 West Berkshire Council has been consulted on Reading Borough Council's application (10/01745/FUL). Given the level of objection received for this application, the Development Control Manager has also referred West Berkshire Council's consultation response to the Eastern Area Planning Committee.
- 5.8 To make a determination based on development which is proposed outside of the West Berkshire District would be *ultra vires* (beyond the powers of the Council). Consequently, this application should be determined only insofar as it relates to West Berkshire. On this basis the principle of the development, the impact on neighbouring properties, design and other such matters should be considered by Reading Borough Council. An informative should be attached to the decision notice advising that this decision should be read in conjunction with the Reading Borough Council application.

## **6. Consideration of the Proposal**

The main issues raised by this proposal are:

- The impact on the character and appearance of the surrounding area
- The impact on highway safety
- Trees and landscaping
- The impact on local infrastructure, services and amenities

### **6.1 Character and appearance**

- 6.1.1 Policy OVS2 of the West Berkshire District Local Plan requires development proposals to show a high standard of design, including landscape treatment, which respects the character and appearance of the surrounding area. Policy HSG1 states that new housing development should have regard to the existing residential nature of the area surrounding the site.
- 6.1.2 Given that the majority of the application site, including the whole of the proposed house, lies within Reading Borough, the fundamental impact on the character and appearance of the area of the house should be considered by Reading Borough Council. The only elements which are located within West Berkshire are the bin store and part of the access.
- 6.1.3 These elements of the development are considered to have a minimal impact on the appearance of the street scene and the character of the area. Consequently, the application is considered to comply with Policies OVS2 and HSG1 in respect of the character and appearance of the area.
- 6.1.4 The tree officer has requested a landscaping condition to mitigate the visual impact of the proposal on the street scene. Given the small proportion of the site within West Berkshire, it is considered appropriate to request that Reading Borough Council impose a landscaping condition for the whole site and ensure that an appropriate level of screening is provided to the frontage.

## **6.2 Highway matters**

- 6.2.1 Policy OVS2 requires development proposals to comply with highway standards in respect of access and parking. The majority of the objections refer to highway safety. As such, the Council's Highways Authority was asked to specifically consider the issues which were raised.
- 6.2.2 Access to the site is proposed onto Ullswater Drive. Part of this access falls within West Berkshire. A plan showing achievable visibility splays has been submitted for consideration. Taking into account the likely speeds of vehicles, highways officers are satisfied that the proposed access is acceptable.
- 6.2.3 Concern has been expressed by interested parties, that the access would be particularly hazardous in adverse weather conditions. However, because the access complies with highway standards, an objection cannot be sustained on these grounds. The proposed access would not worsen the existing road conditions.
- 6.2.4 The drawings show that adequate off-road parking may be provided to comply with highway standards. The Local Planning Authority cannot insist on a greater level of parking than what is stipulated in the Local Plan. The parking spaces shown in the current drawings are slightly substandard in size, but amended drawings have been requested. Any amendments will be reported in the update sheet, but without any amendments, a pre-condition could ensure the necessary details are approved prior to the commencement of development.
- 6.2.5 A single dwelling can generate between 6-8 vehicle movements per day. Given that this is relatively low in the context of the existing cul-de-sac, the anticipated increase is not considered likely to have a detrimental effect on highway safety.
- 6.2.6 An existing street lighting column is located at the proposed access. This would need to be relocated to enable the development. However, this is not a planning matter. An informative is recommended advising the applicant to contact the Local Highways Authority.
- 6.2.7 The proposed access complies with highway standards and the frontage is capable of accommodating the necessary parking provision and manoeuvring space. As such the proposal is considered to comply with Policy OVS2 in this respect.

## **6.3 Trees and landscaping**

- 6.3.1 The site contained several small trees along the rear boundary with Ullswater Drive. These have recently been removed. During the course of this application, the neighbouring property (not the applicant) has also removed some trees and vegetation, and this has generated some complaints from local residents. The trees within West Berkshire are not subject to a tree preservation order (TPO), and Reading Borough Council has confirmed the same for the trees within their district. Tilehurst Parish Council has stated that it believes that an ancient hedgerow exists in this location; however the Council's tree officers have no record of such.

6.3.2 It is recommended that a landscaping condition is imposed in order to help assimilate the proposed development into the street scene. This has been supported by the tree officer.

#### **6.4 Local infrastructure, services and amenities**

6.4.1 The relevant services have been consulted on the proposal. However, given that the majority of the application site lies within Reading Borough, it is considered that seeking developer contributions is not justified in this instance.

### **7. Conclusion**

7.1 Having regard to the relevant planning policies and other material considerations as outlined in Sections 4 and 6, it is considered that there are good reasons to support the proposal insofar as it relates to West Berkshire.

7.2 Conditional approval is justifiable because the impact on the street scene is acceptable, and the proposal complies with highway standards in respect of access and parking. There are not considered to be any substantive material considerations which outweigh the support for the proposal. As such the application is recommended for conditional approval.

### **8. Full Recommendation**

**DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. **Time limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

2. **Plans**

The development hereby permitted shall not be carried out except in complete accordance with drawing numbers: 11151-01C, 11151-02C, 11151-05A and 11151-06A received on 28 September 2010; 11151-04C and 11151-07 received on 18 October 2010; and 11151-08 received on 21 October 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Visibility splays before occupation**

The dwelling shall not be occupied until the visibility splays at vehicular access to Ullswater Drive have been provided in complete accordance with drawing number 11151-08 (received on 21 October 2010). The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.



Reason: In the interests of road safety, in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**4. Surfacing of access**

No development take place until details of the surfacing arrangements for the vehicular access to the highway has been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 3 metres measured back from the carriageway edge. The dwelling shall not be occupied until the surfacing arrangements have been constructed in complete accordance with the approved details.

Reason: To avoid migration of loose material onto the highway, in the interests of road safety. This condition is imposed to comply with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**5. Vehicle parking provided to standards**

No development shall take place until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed to comply with Policies OVS2 and TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**6. Landscaping**

No development shall take place (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include a schedules of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) completion of the approved landscaping within the first planting season following the completion of the development; and
- b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policy OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. **Bin store**

No development shall take place until details of the bin store, including its design and use of materials, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Insufficient information has been submitted with the application. This condition is imposed in the interests of visual amenity, in accordance with Policy OVS2 and HSG1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Informatives:

1. **Reading Borough Council Planning Application**

This Planning Permission relates to the proposed development only insofar as it falls within West Berkshire District. This decision notice must be read in conjunction with Reading Borough Council Planning Application 10/01745/FUL, or any subsequent application or revision wherein the development proposal does not materially vary from that shown on the approved drawings.

2. **Access construction**

The Highways (Planning) Manager, West Berkshire District Council, Highways and Engineering, Council Offices, Faraday Road, Newbury RG14 2AF, telephone 01635 519169, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks notice, to obtain details of underground services on the applicant's behalf.

3. **Damage to footways, cycleways and verges**

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

4. **Extraordinary traffic**

The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

5. **Street lighting column**

It may be necessary to relocate the street lighting column adjacent to the access at the cost of the applicant. The applicant is advised to contact the Council's Street Lighting Team on 01635 42400 to discuss the relocation.

10/02308/FUL

Land to the rear of 154 Overdown Road, Tilehurst

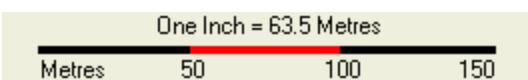


Map Centre Coordinates : 466824.81 , 175132.16

Scale : 1:2500

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2003.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	02 November 2010
<b>SLA Number</b>	100015913

This page is intentionally left blank

# Agenda Item 4.(2)

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	10/02410/OOD Tilehurst	21 October 2010	<b>Consultation response to Reading Borough Council</b>  Construction of new 3 bedroom detached dwelling house  154 Overdown Road, Tilehurst, RG31 6NJ  Mr A Graves

**Recommendation Summary:** To **AUTHORISE** the Head of Planning and Countryside to **RAISE NO OBJECTION** , and to **SEND A COPY OF THIS REPORT** to Reading Borough Council.

**Ward Member(s):** Cllr L.F. Zverko

**Reason for Committee determination:** Referred by the Development Control Manager because of the level of objection to Planning Application 10/02308/FUL.

**Committee Site Visit:** No

## Contact Officer Details

**Name:** Bob Dray  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
**Email:** Bdray@westberks.gov.uk

## 1. Planning History

There is no relevant planning history within West Berkshire. The following planning history has been provided by Reading Borough Council:

- 00/00516/FUL** First floor side extension over existing garage and kitchen and front porch – granted planning permission.
- 92/00379/FUL** Single storey side extension – granted planning permission.

## 2. Publicity of Application

In relation to Planning Application 10/02308/FUL, neighbour notification letters have been sent to properties in close proximity to the site, both in West Berkshire and Reading. A site notice has also been displayed on the fence adjacent to Ullswater Drive.

Site Notice Expired: 27 October 2010  
Last Neighbour Notification Expired: 28 October 2010

## 3. Consultations and Representations

The following consultation response have been received in relation to 10/02308/FUL, but are also relevant to the Council's consideration of the consultation response.

**Parish Council:** This Council believes that an ancient hedgerow is in existence but does not appear to be shown on any of the plans. The Overdown Road Estate was initially one dwelling per plot. Does this still apply? The access to this is on a slope and when the weather is bad, the safety on the highway may be an issue as well as the risk of flooding.

**Officer's response:** the Countryside Service has no evidence that this is an ancient hedgerow. Legal covenants are not material planning considerations; however residential density is relevant to the principle of development.

**Highways: Access**

There have been representations made on the siting of the access near to the bend.

The main highway concern therefore is whether the access complies with visibility splay requirements. A road subject to a 30 mph speed limit would normally require visibility splays of 2 metres x 43 metres for a single dwelling. On the assumption that vehicles are travelling at 25 mph in the vicinity of the site this could be relaxed, in accordance with Manual for Streets, to splays of 2 metres x 33 metres.

Drawing number 11151-08 shows that the visibility splays that can be achieved at the access. The plan complies with Manual for Streets and so the highway authority could not sustain an objection on these

grounds.

### ***Highway safety***

With regards to vehicle speeds and the siting of the access at the foot of a steep 'fast' hill, the main issue here is whether the access complies with visibility splay requirements.

### ***Traffic generation***

With regards to the additional traffic generation. A single dwelling can generate between 6-8 vehicle movements per day. That is 3-4 out and 3-4 in. Given that this is a relatively low level it would be extremely difficult for the highway authority to justify any objections on the grounds of the additional traffic that would be generated. The probability of conflict of movements is too low.

### ***Street lighting column***

There is a street lighting column that may require relocating at the cost of the applicant. Due to the age of the street lighting column, the applicant would need to pay for the transfer of the services to Scottish and Southern Electricity, but the Council would pay for a new column to update it in the process.

### ***Red line plan***

Concern has been raised that the red line plan includes some land that is within the ownership of West Berkshire Council Highway Authority. This is not the case.

### ***Car parking***

Two parking spaces have been proposed which is acceptable for the proposal. However the spaces should be 2.4 metres x 4.8 metres with a 6 metre forecourt depth for manoeuvring.

The site proposes to have two parking spaces with on-site turning. The highway authority is not able to request a greater provision of car parking for this dwelling in this location (although note my previous comments on the dimensions which should be rectified). As the parking complies with current guidance, the dwelling should have sufficient car parking for its requirements to remove the potential for roadside car parking. These policies are national guidance and contained within the Local Plan. I am unable to request a greater provision to alleviate concerns that roadside parking may occur. I could certainly not refuse the application on this basis given the relative sustainability of the site.

### ***Cycle storage***

A shed should be provided in the rear garden of the dwelling for cycle

storage.

### **Contribution**

As the majority of the site is within the jurisdiction of Reading Borough I will not be seeking a contribution. Although the highway network within West Berkshire will see some impact from the development, it is likely that the infrastructure/services within Reading Borough would be impacted more.

**Trees:** We have no record of the vegetation to the rear of 154 Ullswater Drive being a historic hedge. It is not in a conservation area or covered by a tree preservation order. Recommends a landscaping condition.

**Representations:** At the time of writing 16 objections have been received raising the following, summarised, concerns and points of objection:

- The existing bend and adverse camber in Ullswater Drive is already detrimental to highway safety.
- The existing bend is particularly dangerous in adverse weather conditions.
- The proposed access would be sited in a position whereby it would exacerbate the problems with highway safety.
- The proposed house would increase the likelihood of on-street parking, which would be detrimental to highway safety.
- Construction traffic may have an adverse effect on highway safety.
- Maintenance of highway land during construction works.
- Overdevelopment of a small plot
- Loss of privacy and daylight to gardens on Overdown Road.
- Risk of flooding and land slippage.
- Noise, disturbance, and construction working hours.
- The recent/ongoing felling of trees and removal of vegetation from the boundary with Ullswater Drive.
- Loss of privacy to properties on Ullswater Drive as a result of removed boundary vegetation.

## **4. Policy Considerations**

### National Planning Policy and Guidance

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
- Planning Policy Statement 1 Supplement: Planning and Climate Change (PPS1A)
- Planning Policy Statement 3: Housing (PPS3)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)
- Planning Policy Guidance Note 13: Transport (PPG13)

### West Berkshire District Local Plan 1991-2006 Saved Policies 2007

- OVS.1: The Overall Strategy
- OVS.2: Core Policy
- OVS.3: Planning and Community Benefits



- OVS.10: Energy Efficiency
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development

#### Supplementary Planning Guidance/Documents and other material considerations

- SPG 4/02: House Extensions (July 2004)
- SPG 4/04: Delivering Investment from Sustainable Development (September 2004)
- Supplementary Planning Document 'Quality Design – West Berkshire'
- DETR/CABE: By Design (Urban design in the planning system: towards better practice)
- DCLG/DfT: Manual for Streets

### **5. Description of Development**

- 5.1 154 Overdown Road is a two storey semi-detached dwelling located largely within Reading Borough. This application seeks full planning permission for the construction of a new 3 bedroom detached dwelling to the rear of the existing property, which fronts onto, and is accessed from, Ullswater Drive. Although the majority of the application site is located within the adjacent district, the north-western corner of the site is within West Berkshire.
- 5.2 The application site comprises the part of the garden of the existing dwelling. The land rises steeply up to Ullswater Drive. Owing to this significant change in ground levels, it is proposed to partially excavate the new dwelling. Consequently, the dwelling would appear as a bungalow when viewed from Ullswater Drive. The front door would be positioned at first floor level and accessed via a bridge which traverses a light well.
- 5.3 The existing curtilage would be subdivided with the curtilage of the new house extending approximately 30m back from Ullswater Drive. The dwelling would be located centrally within the plot, largely in line with 7 Ullswater Drive. A terrace and open amenity space would be provided to the rear, and 2 parking spaces, landscaping and a bin store are proposed within the frontage.
- 5.4 The proposed dwelling measures approximately 8.7m in width and 8.7m in depth. It would have a total ridge height of 7.8m, but would appear to be 5.1m in height when viewed from street level. It would have a dual-pitched gable-end roof using concrete tiles. The walls would be completed with facing brickwork.

### **Procedural matters**

- 5.5 The application site crosses the district boundary with Reading Borough. The majority of the site lies within the neighbouring district, including the proposed house, but the north-western corner of the site falls within West Berkshire.
- 5.6 A parallel application, comprising the same description and plans, has been submitted to West Berkshire Council (ref: 10/02308/FUL) and is also listed for consideration on this agenda. Given the level of objection received for this application, the Development Control Manager has also referred West Berkshire Council's consultation response to the Eastern Area Planning Committee.

- 5.7 Given that the majority of the application site, including the proposed house, falls within Reading Borough, the principle of development, the impact on the living conditions of neighbouring properties, and other such material considerations should fall to be determined by Reading Borough Council.

## **6. Consideration of the Proposal**

Insofar as it relates to West Berkshire, the main issues raised by this proposal are:

- The impact on the character and appearance of the surroundings area
- The impact on highway safety
- Trees and landscaping
- The impact on the living conditions of neighbours within West Berkshire
- The impact on local infrastructure, services and amenities

### **6.1 Character and appearance**

6.1.1 Policy OVS2 of the West Berkshire District Local Plan requires development proposals to show a high standard of design, including landscape treatment, which respects the character and appearance of the surrounding area. Policy HSG1 states that new housing development should have regard to the existing residential nature of the area surrounding the site.

6.1.2 It is proposed to partially excavate the application site so that the proposed house would appear as a single storey building from Ullswater Drive. Consequently the front door would be at first floor level on the front elevation, and it would be accessed by a bridge which traverses a light well for the ground floor windows.

6.1.3 The proposed building is in line with 7 Ullswater Drive, and is at a similar height. The ridge line is slightly higher than the neighbour, but this is considered to correspond with the slope of Ullswater Drive. The dwelling is set back from the road and therefore would not have a dominating effect on the street scene. The submitted street elevation drawings indicate that soft landscaping would be provided along the front boundary, and this would help assimilate the development into its surroundings.

6.1.4 The surrounding area is predominantly residential in character, and the erection of a dwelling in this area is not considered to appear out of place when viewed from Ullswater Drive. The proposed design and appearance of the property does not introduce any incongruous elements which would have an adverse effect on the street scene.

6.1.5 Having regard to the above, the proposed development is considered to have an acceptable impact on the character and appearance of the area insofar as it relates to West Berkshire. It falls to Reading Borough Council to assess the impacts on land within their district, including views of the development from properties on Overdown Road.

### **6.2 Highway matters**

6.2.1 Policy OVS2 requires development proposals to comply with highway standards in respect of access and parking. The majority of the objections refer to highway

safety. As such, the Council's Highways Authority was asked to specifically consider the issues which were raised.

- 6.2.2 Access to the site is proposed onto Ullswater Drive. Part of the access falls within West Berkshire, and consequently this also falls for consideration under planning application 10/02308/FUL. A plan showing achievable visibility splays has been submitted for consideration. Taking into account the likely speeds of vehicles, West Berkshire Council highways officers are satisfied that the proposed access is acceptable.
- 6.2.3 Concern has been expressed by interested parties that the access would be particularly hazardous in adverse weather conditions. However, because the access complies with highway standards, an objection cannot be sustained on these grounds. The proposed access would not worsen the existing road conditions.
- 6.2.4 The drawings show that adequate off-road parking may be provided to comply with highway standards. West Berkshire Council cannot insist on a greater level of parking than what is stipulated in the West Berkshire District Local Plan. The parking spaces shown in the current drawings are slightly substandard in size, but amended drawings have been requested. Any amendments will be reported in the update sheet, but without any amendments, a pre-condition could ensure the necessary details are approved prior to the commencement of development.
- 6.2.5 A single dwelling can generate between 6-8 vehicle movements per day. Given that this is relatively low in the context of the existing cul-de-sac, the anticipated increase is not considered likely to have a detrimental effect on highway safety.
- 6.2.6 An existing street lighting column is located at the proposed access. This would need to be relocated to enable the development. However, this is not a planning matter.
- 6.2.7 The proposed access complies with highway standards and the frontage is capable of accommodating the necessary parking provision and manoeuvring space. As such the proposal is considered to comply with Policy OVS2 in this respect.

### **6.3 Trees and landscaping**

- 6.3.1 The site contained several small trees along the rear boundary with Ullswater Drive. These have recently been removed. During the course of this application, the neighbouring property (not the applicant) has also removed some trees and vegetation, and this has generated some complaints from local residents. The trees within West Berkshire are not subject to a tree preservation order (TPO), and Reading Borough Council has confirmed the same for the trees within their district. Tilehurst Parish Council has stated that it believes that an ancient hedgerow exists in this location; however the Council's tree officers have no record of such.
- 6.3.2 It is recommended that a landscaping condition is imposed on planning application 10/02308/FUL in order to help assimilate the proposed development into the street scene. This has been supported by the tree officer.

## **6.4 Neighbouring living conditions**

- 6.4.1 Policy OVS2 requires development proposals to safeguard the amenities of adjoining occupiers. The proposed dwelling would be sited opposite 12, 14 and 16 Ullswater Drive (within West Berkshire).
- 6.4.2 There would be a separation distance of 27m between the front of the proposed dwelling and the closest point of 16 Ullswater Drive (directly opposite). This exceeds the guideline of 21m given in Part 2 (“Residential Development”) of Supplementary Planning Document ‘Quality Design’. Moreover, the dwelling would only appear to be 5.1m in height when viewed from Ullswater Drive, and indicative landscaping, which may be secured by condition, would provide some visual screening. Consequently, the proposed development is not considered to have an adverse effect on the living conditions of neighbouring within West Berkshire.

## **6.5 Local infrastructure, services and amenities**

- 6.5.1 The relevant services have been consulted on the proposal. However, given that the majority of the application site lies within Reading Borough, it is considered that seeking developer contributions is not justified in this instance.

## **7. Conclusion**

- 7.1 Having regard to the relevant planning policies and other material considerations as outlined in Sections 4 and 6, it is considered that the proposal, insofar as it relates to land within Reading Borough Councils boundary is acceptable.
- 7.2 The proposed dwelling, when viewed from Ullswater Drive, would be in keeping with the residential character of the area, and by virtue of its size, design and siting, it would not be an incongruous addition to the street scene. The proposal complies with highway standards in respect of access and parking. As such, it is recommended that the Head of Planning and Countryside is authorised to raise no objection send comments to Reading Borough Council, as detailed in Section 8.1, and to send a copy of this report.
- 7.3 Representations and consultation responses have already been provided to Reading Borough Council throughout the application.

## **8. Full Recommendation**

**AUTHORISE** the Head of Planning and Countryside to **RAISE NO OBJECTION**, and to **SEND A COPY OF THIS REPORT** to Reading Borough Council.

### **8.1 Comments to Reading Borough Council**

West Berkshire Council (WBC) raises no objection to the proposed development in respect of the impacts to its district. WBC believes that the principle of development, the impact on neighbouring living conditions, and other material considerations should be left to Reading Borough Council (RBC) to consider in accordance with its relevant development plan policies. It is requested that, if RBC grant planning permission, an informative is attached to the decision notice which advises the applicant that the RBC permission should be read in conjunction with the WBC permission.

10/02410/OOD

154 Overdown Road, Tilehurst

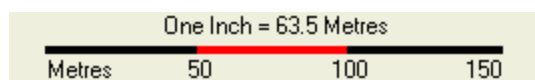


Map Centre Coordinates : 466824.81 , 175132.16

Scale : 1:2500

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2003.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



<b>Organisation</b>	West Berkshire Council
<b>Department</b>	Environment
<b>Comments</b>	
<b>Date</b>	02 November 2010
<b>SLA Number</b>	100015913

This page is intentionally left blank

# Agenda Item 5.

## APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
BRIMPTON 10/01302  Pins Ref 2133913	Four Ways, Brimpton lane, Brimpton Common Mr & Mrs G Paterson-Holt	Single storey rear extension.	Del Refusal	Dismissed 23.9.10
BASILDON 09/02384  Pins Ref 2128290	Applecroft, Bethesda Street, Upper Basildon Mr J Davie	Demolition of Applecroft and erection of house and garage	Approval	Withdrawn 21.10.10
BASILDON 10/00265  Pins Ref 2127353	Greensleeves, Reading Road, Lower Basildon Harley James Ltd	Construction of a single 4-bed dwelling to the rear of Greensleeves with access parking and amenity, new access for the existing and proposed dwellings	Delegated Refusal	Allowed 25.10.10
BASILDON 09/02319  Pins Ref 2131526	The Red Lion, Aldworth Road, Upper Basildon (Enterprise Inns Plc & Caldecotte Consultants Ltd)	Erection of detached dwelling	Delegated Refusal	Dismissed 26.10.10

This page is intentionally left blank



BURGHFIELD 10/00337/ADV  Pins Ref 2128819	Post Office, 1 Recreation Road, Burghfield Common Mr R Odedra	3 No. fascia and 1 No. projecting signs.	Del Refusal	Allowed 27.9.10
----------------------------------------------------	---------------------------------------------------------------------------	------------------------------------------------	-------------	-----------------

### **APPEAL DECISION – WRITTEN REPRESENTATIONS**

The application was a retrospective one for 3 fascia signs and a projecting sign at the Post Office and convenience store on the corner of Recreation Road and Reading Road in Burghfield Common.

The main issue is whether the level of illumination of the signs is appropriate in this semi-rural location. The Inspector found that the level of illumination of the larger fascia signs was below the recommended maximum for the type of area. The projecting sign, although in excess of the recommended level of luminance was very small and the Inspector felt this would have little impact on the character and appearance of the area.

The Inspector allowed the appeal with a condition that the signs should be switched off overnight when the premises was closed.

This page is intentionally left blank

BRIMPTON 10/01302  Pins Ref 2133913	Four Ways, Brimpton Lane, Brimpton Common Mr & Mrs G Paterson-Holt	Single storey rear extension.	Del Refusal	Dismissed 23.9.10
-------------------------------------------------	--------------------------------------------------------------------------	----------------------------------	-------------	----------------------

The Inspector considered the main issue in the appeal to be whether or not the proposed extension would be in keeping with the character and appearance of the area and with the design of the existing dwelling.

The site is located in the countryside in a well screened location, set close to Bell Barrow an ancient scheduled monument. The Inspector shared the Council's view that the proposed extension would not cause unacceptable harm to the monument and that its impact on the rural character of the area would not be materially greater than the existing dwelling. The Inspector considered that the extension met with the aims of Saved Policy OVS.2 in so far as it respects the character and appearance of the area.

The Inspector considered that the proposed extension, a flat roof, box like structure, and materials, timber and zinc cladding with a sedum roof, would be out of keeping with the traditional pitched roof form of the existing house. Whilst the Inspector recognised that a good contrast is better than a poor match, in this instance the proposed extension would create an element that would jar the existing house.

The Inspector therefore considered that whilst the proposed extension was not harmful to the wider character and appearance of the area this is outweighed by its conflict with Policy OVS.2 and ENV24 of the West Berkshire District Local Plan in so far as these seek to ensure that extensions are in keeping with the design of the existing dwelling and use complementary materials.

Appeal dismissed.

This page is intentionally left blank

BASILDON 10/00265  Pins Ref 2127353	Greensleeves, Reading Road, Lower Basildon Harley James Ltd	Construction of a single 4-bed dwelling to the rear of Greensleeves with access parking and amenity, new access for the existing and proposed dwellings	Delegated Refusal	Allowed 25.10.10
----------------------------------------------	----------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------	---------------------

The Inspector considered the main issues to be the effect of the proposed development on the living conditions of occupiers of neighbouring Pelynt House, and its effect on the character and appearance of the area and that of the Area of Outstanding Natural Beauty (AONB).

The Inspector noted that Lower Basildon is predominately linear in character, though the depth of development begins to thicken below and to the east of Park Wall Lane.

In terms of the effect of living conditions on Pelynt House the Inspector noted the distance of 21 metres between the proposed dwelling and Pelynt House. There was no dispute that the upper portion of the gable and the hip of the roof would be visible from the ground and first floor of Pelynt House, but maintained that visual presence did not amount to material harm. Due to the height, the hipped form and distance from the habitable rooms of Pelynt House this would not amount to an overbearing presence cause material harm to the living conditions of occupiers of Pelynt House. The Inspector was satisfied that there would be no loss of sunlight.

In terms of the effect of character and appearance the Inspector considered that critical to the acceptability of development is its conformity with the predominately linear character. A specific threat to that character of tandem development was identified by another Inspector in the Trees decision. Critical to this case therefore is whether the development is considered tandem or otherwise.

The Inspector did not consider the development to fall within the definition of tandem development. The access to the proposed dwelling is shared with that of Greensleeves and is set within the frontage of the lane. The plot addresses the lane frontage. The Inspector did not consider the development to be inconsistent with the established character of its environs. The gable end relationship with the frontage is established by the orientation of Pelynt House and by Basildon Cottage on Park Wall Lane, which exhibits a similar part-gable facing arrangement. Moreover, the pattern of development established by the proposed dwelling, Greensleeves and Basil Corner, grouped around the junction of Church

Lane and Reading Road would be similar to the established pattern of houses around the junction of Reading Road and Park Wall Lane.

The proposed development would be set back within the site for it to be screened from view from the key perspective along Reading Road from the south east. The articulation, detailing and materials proposed all serve to integrate the proposed house with the prevailing Arts and Crafts neo-vernacular architecture that strongly defines the character of the village. The Inspector therefore considered that the proposed would comply with PPS1, OVS2 of the Local Plan, and points 8 and 9 of the Basildon Village Design Statement.

The Inspector did accept that the proposed development would extend the building line of this part of the settlement towards the open countryside and AONB. However, the site is effectively screened from the open countryside by the dense stand of trees on the railway embankment. No material harm to the natural beauty of the landscape or countryside would result.

In terms of developer contributions the Inspector was satisfied that the requests were justified and related to the development.

The Inspector did consider the revisions to PPS3 where garden land is excluded from the definition of previously developed land. The site lies within the settlement boundary where the principle of development is acceptable. Moreover, the focus of the Council's case is the effect of the development on the character of the village and AONB. The Inspector therefore did not consider the revised definition of previously developed land to have a primary or material bearing on the outcome of the case.

Allowed, subject to conditions.

SULHAMSTEAD 09/01027  Pins Ref 2120119	High Heath, Hollybush Lane, Burghfield Common Mr S Smith	Conversion of workshop to 1- bed dwelling	Delegated Refusal	Dismissed 9.6.10
-------------------------------------------------	----------------------------------------------------------------------	-------------------------------------------------	-------------------	---------------------

**APPEAL DECISION – WRITTEN REPRESENTATIONS**

The appeal related to an application to convert an existing domestic workshop building at the end of the garden of High Heath to a 1 bedroomed, two storey dwelling. The main issues identified by the Inspector were the effect of the development on the character and appearance of the surrounding area and setting of the nearby listed building, the effect of the development on the living conditions of the occupiers of nearby dwellings and developer contributions.

The Inspector agreed with the Council’s argument that the house would have a cramped incongruous appearance which would be out of character in this area. She also noted that although the privacy distance of 21m between rear facing windows was met, expectations of privacy should be higher where the character of the area is one of long gardens in this semi-rural location. She therefore agreed with the Council that the first floor windows of the proposed dwelling would detract from the current level of privacy enjoyed by the occupiers of High Heath and the adjacent dwelling Acorn Cottage. The proposal would also have an unpleasantly overbearing effect on the outlook from the rear garden of Acorn Cottage.

As the unilateral undertaking submitted did not contain the plan referred to, the Inspector could not be certain that the undertaking met the requirements for a s106 and therefore the application also conflicted with the requirements of Policy OVS.3.

The appeal was therefore dismissed.

HE

This page is intentionally left blank



TILEHURST 09/01723  Pins Ref 2121131	Land adj Linnet Close, Tilehurst Mr J J Cooper	Erection of 4 No semi-detached houses with garage	Delegated Refusal	Dismissed 9.7.10
-----------------------------------------------	------------------------------------------------------	------------------------------------------------------------	-------------------	---------------------

**APPEAL DECISION - HEARING**

The appeal relates to an outline application for four houses at a site at the end of Linnet Close which has been (until 2006) used as informal open space. The Inspector noted two main issues: The effect of the proposal in terms of amenity and local space in the area and the lack of developer contributions.

The site is a small area of land which was originally identified as a play area when the surrounding estate was built in 1966. The condition requiring this was not formally carried out and, has been agreed that it is no longer enforceable. However, the area was used informally for children’s play between 1971 and 2006 and leased to the Parish Council. Since the lease expired in 2006 the area has been fenced off from public access.

The Inspector agreed that the area of land was open space as defined by PPG17 Planning for Open Space and Sport and has significant amenity value in the suburban estate. Although public views into the site area limited, the development of this piece of land would have a significant urbanising effect on this green space. PPG17 also requires that existing open space should not be built upon unless an assessment has been undertaken which clearly shows that it is surplus to requirements. Bearing in mind that there is no equivalent play space on the estate and the comments from residents, there was insufficient evidence to show that the open space was surplus to requirements. Its loss would therefore conflict with PPG17. He stated that the outcome of the application to register the land as a village green was under separate legislation and had no bearing on this appeal.

The applicant was willing to make s106 contributions at the going rate but no s106 agreement or unilateral had been signed at the time of the hearing. The proposal therefore conflicted with Policy OVS.3

The appeal was therefore dismissed.

HE

This page is intentionally left blank

ALDERMASTON 09/01604	The Bank, Reading Road, Padworth Common Mr J McGowan	Demolition of existing buildings and erection of a new 4 bed dwelling	Delegated Refusal	Dismissed 2.8.10
-------------------------	---------------------------------------------------------------	-----------------------------------------------------------------------------------	-------------------	---------------------

### **APPEAL DECISION – WRITTEN REPRESENTATIONS**

This appeal relates to an application for which the applicant sought justification for the proposal under paragraph 11 of PPS7 with regard to houses of exceptional quality and innovative design. Designs needed to be “truly outstanding and ground breaking” either through construction methods, materials or contribution to protecting the environment.

Firstly the Inspector considered the issues regarding sustainability. The house was designed to achieve Code level 5 of the Code for Sustainable Homes. Since nationally all new houses are expected to achieve CSH level 6 by 2016, the Inspector felt that the achievement of level 5 was not outstanding.

Although the design was highly distinctive, there were no references to ground breaking materials or construction methods. The proposed house would be barely visible from the public domain and there were no explanations of how the dwelling might raise standards of design in rural areas.

The house was also close to and confined by the boundaries of the site which was not appropriate to the design. The proposal would effectively introduce a tandem form of development out of keeping with the area. In short the proposal did not meet the high standards required for a PPS7 exception house.

Whilst the Inspector noted that the proposal would improve the amenity of the adjoining residents, this would not be significant enough to overcome the main conflict in that the dwelling was outside settlement boundaries and in the countryside where development is severely restricted. This was in line with the conclusions reached by Inspectors in two previous appeals on the site.

The appeal was therefore dismissed.

HE

This page is intentionally left blank

BASILDON 09/02319  Pins Ref 2131526	The Red Lion, Aldworth Road, Upper Basildon (Enterprise Inns Plc & Caldecotte Consultants Ltd)	Erection of detached dwelling	Delegated Refusal	Dismissed 26.10.10
----------------------------------------------	---------------------------------------------------------------------------------------------------------------	-------------------------------------	-------------------	-----------------------

Planning permission was refused for the erection of a detached dwelling to the rear of the Red Lion in Upper Basildon. The dwelling was proposed on land which comprises parts of the existing car park and garden for the pub. The proposed development involved the reconfiguration of the existing car park to maintain the same level of parking.

There Inspector identified four main issues to the appeal:

1. the impact on the character and appearance of the village
2. the impact on the viability of the Red Lion
3. whether safe access can be achieved
4. the impact on the living conditions of Fordland Mount

### **Character and appearance**

The application was refused because it was considered to conflict with the linear character of Upper Basildon. However, the Inspector concluded that the character of Upper Basildon can be described as “a mixture of linear and informal layouts”. In this context he reasoned that a well designed property would not disrupt a clear patten of development within the village, nor would it look out of place. The Inspector did not consider the recent changes to Planning Policy Statement 3 concerning “garden grabbing” to be directly relevant because the site is not a residential garden.

### **Viability of the Red Lion**

Although the pub garden would be reduced by about half, the Inspector reasoned that there would still be a substantial garden area available, and this would be that closest to the pub and so the most usable. Despite the level of local objection, he found there was no substantive evidence to suggest the proposal would render the pub unviable by the loss of some of its garden, especially as what is left would still be a reasonable size.

### **Highway safety**

The Council sought a visibility splay to the north of 25m with a 2m set back. Only 11.5m x 2m could be demonstrated, which is significantly shorter. The Inspector noted that the lane was narrow, visibility to the north was limited by the overgrown bank to the front of Fordland Mount, and the bank at the access was quite steep. Consequently he concluded that the appeal should fail on this ground.

### **Fordland Mount**

The Inspector was concerned at the relationship between the proposed dwelling and Fordland Mount. The dwelling was proposed forward of the neighbour, adjacent to its front garden, which is its main amenity space. Owing to its position, the Inspector concluded that the proposed dwelling would be a

dominating presence when viewed from the neighbouring property, which would be further pronounced by the rising ground levels. He also noted that afternoon and evening light would be lost to the garden depending on the time of year.

### **Conclusion**

The Inspector did not find any material harm in terms of the impact on the character and appearance of the area, and the viability of the pub. However, he concluded that, because safe access could not be achieved, and because of the problematic relationship with Fordland Mount, the appeal should fail. This appeal decision provides a view on the settlement pattern character of Upper Basildon, and highlights the need for substantive evidence when assessing the impact on viability.

BURGHFIELD 09/00336  Pins Ref 2116866	Land at Burnside, Theale Road, Burghfield ESP Homes	Relaxation of conditions relating to approved plans, access details and landscaping	Delegated Refusal	Part Allowed 15.6.10
------------------------------------------------	--------------------------------------------------------------	----------------------------------------------------------------------------------------------------	-------------------	----------------------------

This appeal was in respect of the refusal of a section 73A application submitted to regularise the installation of sheet piling alongside a brook. The application sought permission for the sheet piling however it was proposed to reduce the height of the sheet piling to that which exists on the opposite side of the brook. In addition the application sought to regularise minor changes to the landscaping and accesses.

The Inspector considered the main issues to be the effect of the sheet piling on nature conservation and flood risk.

In respect of nature conservation the Inspector agreed that the sheet piling provided an impenetrable barrier to the movement of animals both horizontally and vertically and that a natural bank would not erode if native planting were used.

With regard to flood risk the Inspector considered that the installation of the sheet piling did result in a loss of flood storage and, given that the site flooded in 2007, considered this aspect to be unacceptable. As such the section 73A application was allowed in part in respect of the changes to the accesses, to which the Council did not object, however the Inspector required the boundary treatments, including the installation of a natural bank, to be implemented as was approved under the conditions attached to the original application 06/01800/FULD.

This page is intentionally left blank





**Plans and drawings relevant to reports submitted to**

**Eastern Area Planning Committee**

**10 November 2010 at 6.30pm**

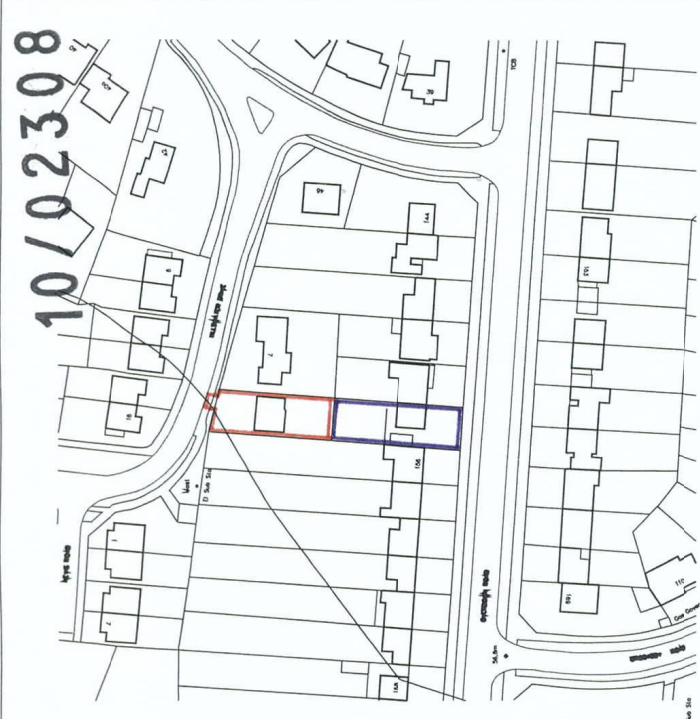
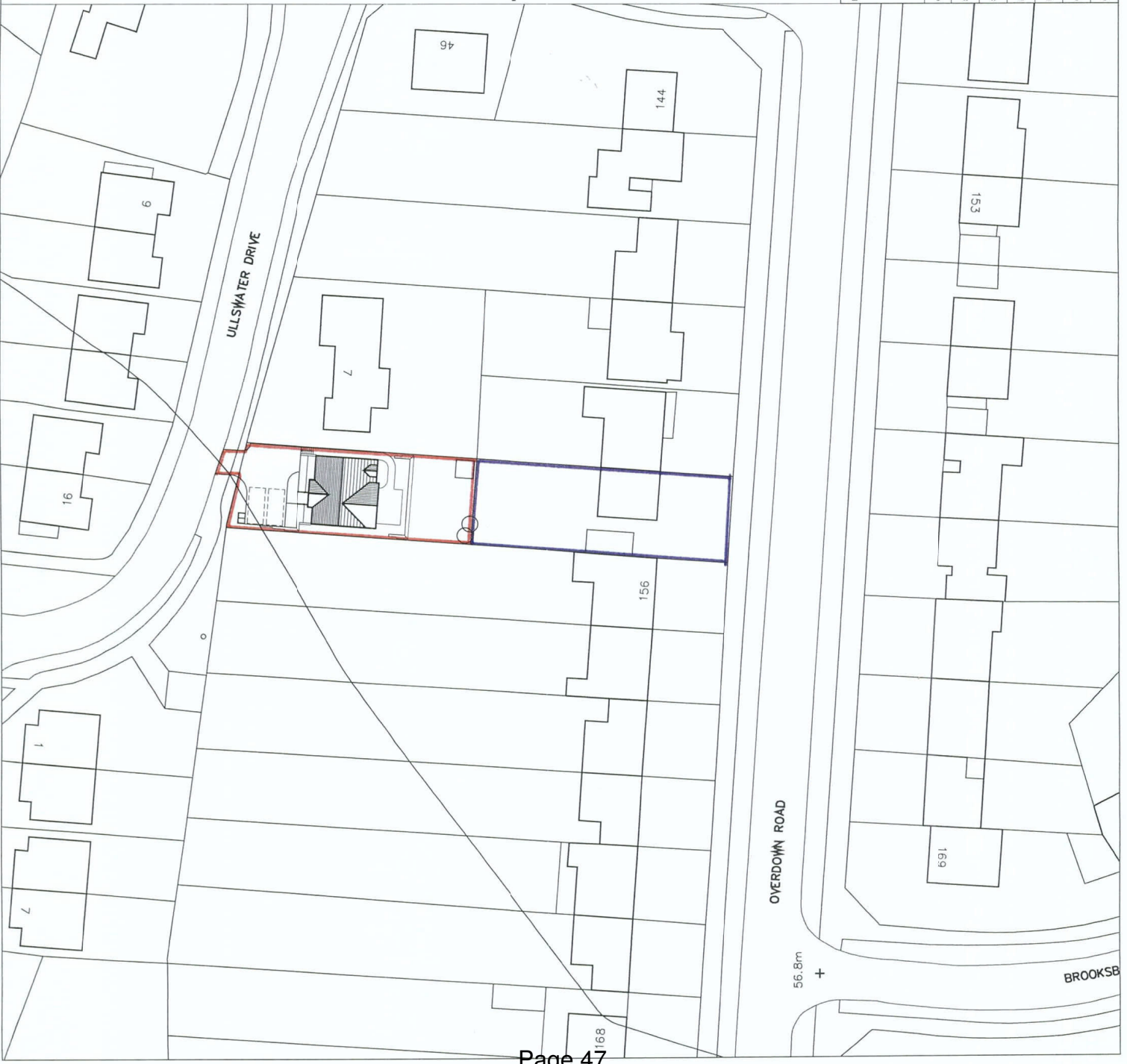
**at the Calcot Centre, Highview (off Royal Avenue),  
Calcot**

**[to be read in conjunction with the main agenda]**

*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*
- *The application files will be available for half an hour before the meeting*

10/02308/FUL and  
10/02410/OOD  
154 Overdown Road  
Tilehurst



Ordnance Survey (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

WEST BERKSHIRE  
COUNCIL  
2 8 SEP 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

Revisions		The Drawing is Copyright and may not be reproduced without permission. Do not scale off this drawing	
Project Title	New Dwelling House	Drawing Title	Block & Location Plan
	154 Overdown Road	Job No. - Dwg No.	11151-06
	Tilehurst	Revision	A
	Reading		
Client	Mr & Mrs Graves		
Status	Planning		
Scale/Drawing Size	1:500/1250		
	A3		
Date	01-07-2010		
Drawn By	JCCS		
Checked By			
CAD file reference			

**THE HARRIS PARTNERSHIP**  
ARCHITECTS

THE HARRIS PARTNERSHIP WAKEFIELD  
 F. 01924 291 800 F. 01924 290 072  
 THE HARRIS PARTNERSHIP MANCHESTER  
 F. 0161 275 0000 F. 0161 275 0001  
 THE HARRIS PARTNERSHIP LONDON  
 F. 020 7591 2222 F. 020 7591 2223  
 THE HARRIS PARTNERSHIP MILTON KEYNES  
 F. 01462 211 377 F. 01462 211 722  
 THE HARRIS PARTNERSHIP READING  
 F. 0118 950 7700 F. 0118 950 8442  
[www.harrispartnership.com](http://www.harrispartnership.com)

10/02308

Ullswater Drive

New Site Access

BIN STORE

2 x CAR SPACES

Proposed House

Terrace

CYCLE STORE

WEST BERKSHIRE  
COUNCIL  
2 8 SEP 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

Revisions  
The Drawing is Copyright and may not be reproduced without permission. Do not scale off this drawing.

Project Title	New Dwelling House 154 Overdown Road Tilehurst Reading	
Client	Mr & Mrs Graves	
Status	Planning	
Scale/Drawing Size	1:100	A3
Date	01-07-2010	
Drawn By	JCCS	
Checked By		
CAD file reference		

Drawing Title	Proposed Site Plan
Job No. - Dwg No.	11151-01
Revision	C

**THE HARRIS PARTNERSHIP**  
ARCHITECTS

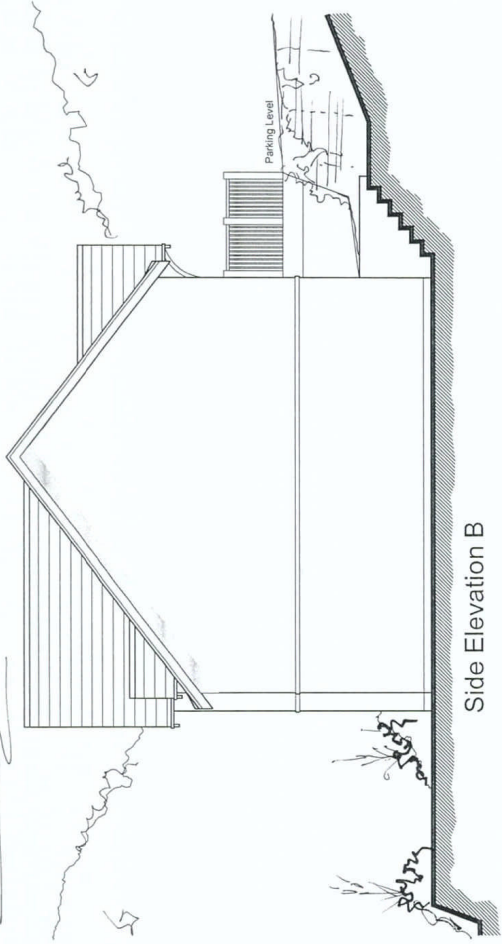
THE HARRIS PARTNERSHIP WAREFIELD  
11 Floor, Dale House, 35, Dale St, Manchester M1 2HF  
T: 01624 291800 F: 01624 291074  
www.harrispartnership.com

THE HARRIS PARTNERSHIP MANCHESTER  
11 Floor, Dale House, 35, Dale St, Manchester M1 2HF  
T: 01624 291800 F: 01624 291074  
www.harrispartnership.com

THE HARRIS PARTNERSHIP MILTON KEYNES  
The Old Rectory, 79, High St, Newport Pagnell MK18 8AB  
T: 01882 211577 F: 01882 211722  
www.harrispartnership.com

THE HARRIS PARTNERSHIP SOUTHAMPTON  
11, The Arcade, 100, High St, Southampton SO8 4JZ  
T: 018 550 7700 F: 018 558 8442  
www.harrispartnership.com

No 7.



Side Elevation B



Front Elevation



Rear Elevation



Front Elevation  
Parking Level

WEST BERKSHIRE  
COUNCIL  
28 SEP 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

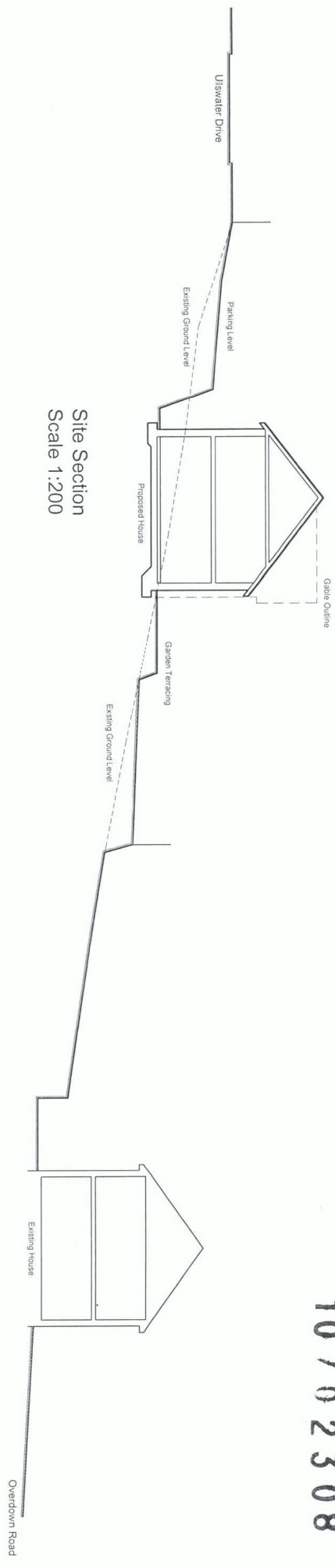
06.09.10

Project Title		New Dwelling House	
Address		154 Overdown Road Tilehurst Reading	
Client	Mr & Mrs Graves	Proposed Elevations	
Status	Planning	Job No. - Dep No.	11151-05
Scale/Drawing Size	1:100	A3	Revision
Date	01-07-2010		A
Drawn By	JCCS		
Checked By			
CAD file reference			

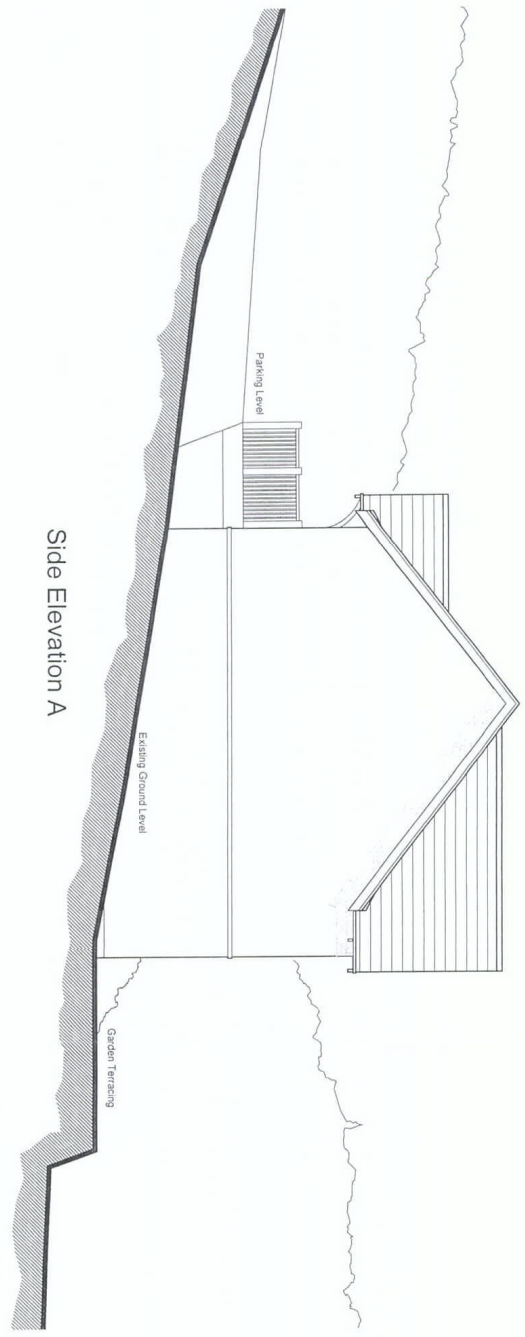
**THE HARRIS PARTNERSHIP ARCHITECTS**

THE HARRIS PARTNERSHIP WAREFIELD, WILTON  
T. 01924 291 800 F. 01924 290 072  
THE HARRIS PARTNERSHIP MANCHESTER  
T. 0161 238 8550 F. 0161 244 5800  
THE HARRIS PARTNERSHIP MILTON KEYNES  
The Old Rectory, 79 High St, Newport Pagnell, MK16 8AB  
T. 01494 449000 F. 01494 449002  
THE HARRIS PARTNERSHIP SOUTHAMPTON  
101 London Road, Reading, RG1 3BY  
T. 0118 950 7700 F. 0118 950 8842  
www.harrispartnership.com

10 / 0 2 3 0 8



Site Section  
Scale 1:200



Side Elevation A

Project Title	New Dwelling House 154 Overdown Road Tilehurst Reading	
Client	Mr & Mrs Groves	
Status	Plotting	
Scale/Drawing Size	1:100	A3
Date	01-07-2010	
Drawn By	JCGS	
Checked By		
CAD file reference		
Revisions	<p>The Drawing is Copyright and may not be reproduced without permission. Do not scale off the drawing.</p>	
Drawing Title	Proposed Site Section and Side Elevation	
Job No. - Dwg No.	11151-04	Revision
		C
<p>THE HARRIS PARTNERSHIP WAREFIELD 75 JOLYSS WAY WAREFIELD MK43 0JQ TEL: 01494 288550 FAX: 01494 241589 1st Floor Deane House 35 Deane Lane, Reading RG1 2HF TEL: 0118 228 5520 FAX: 0118 224 1822 1, Old Rectory, 75 High St, Newport Pagnell, MK46 6AB TEL: 01908 211577 FAX: 01908 211722 THE HARRIS PARTNERSHIP READING 1, Old Rectory, 75 High St, Newport Pagnell, MK46 6AB TEL: 0118 950 7705 FAX: 0118 954 8442 www.harrispartnership.com</p>		



WEST BERKSHIRE  
COUNCIL  
21 OCT 2010  
PLANNING AND  
COUNTRYSIDE SERVICE

Revisions

This Drawing & Copyright and may not be reproduced without permission. See also the title block of this drawing.

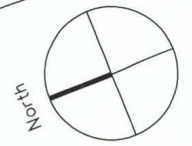
Project Title	New Dwelling House 154 Overdown Road Tilehurst Reading
Client	Mr & Mrs Graves
Status	Planning
Scale/Drawing Size	1:200 A3
Date	October 2010
Drawn By	JCGS
Checked By	JCGS

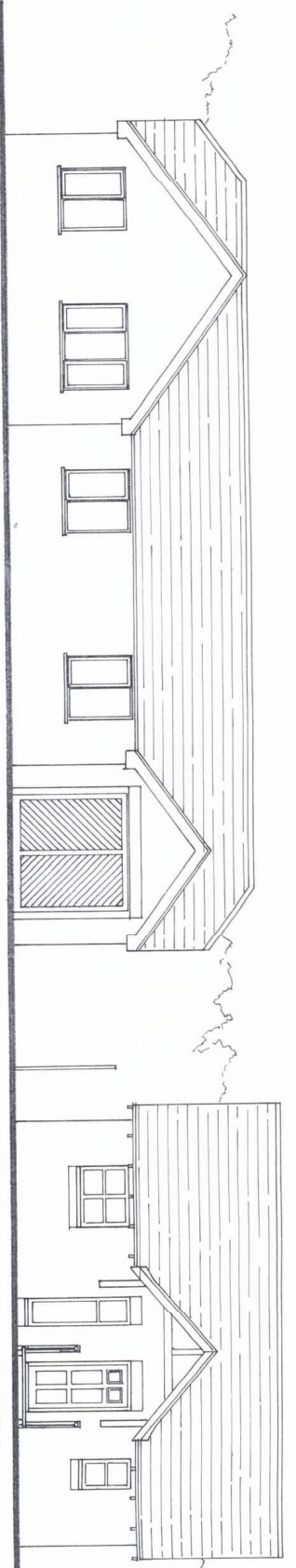
Proposed Visibility Splays  
Job No. - Dwg No. 11151-08  
Revision /

- THE HARRIS PARTNERSHIP MANCHESTER  
T. 01924 291 800 F. 01924 201 324
- THE HARRIS PARTNERSHIP MANCHESTER  
T. 0161 238 855 F. 0161 238 855
- THE HARRIS PARTNERSHIP MANCHESTER  
T. 0161 238 855 F. 0161 238 855
- THE HARRIS PARTNERSHIP MANCHESTER  
T. 0161 238 855 F. 0161 238 855
- THE HARRIS PARTNERSHIP MANCHESTER  
T. 0161 238 855 F. 0161 238 855

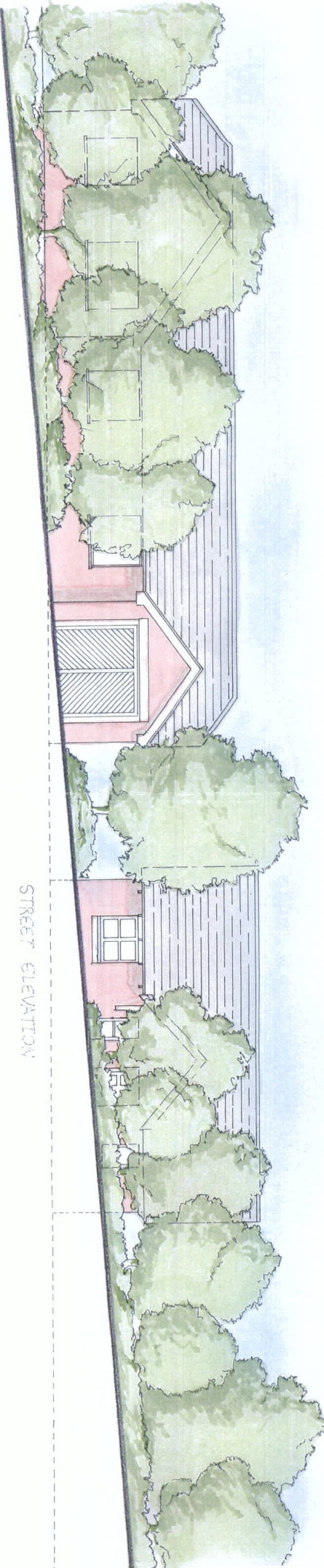


06.09.10





PARKING LEVEL ELEVATION



STREET ELEVATION

10 / 0 2 3 0 8

WEST BERKSHIRE  
COUNCIL  
18 OCT 2010  
PLANNING AND  
COURTSIDE SERVICE

Revisions	
This Drawing is Copyright and may not be reproduced without permission. Do not scale off this drawing.	

Project Title	New Dwelling House 154 Overdown Road Tisbury Reading	Client	Mr and Mrs Groves	Drawing Title	Proposed Street and Parking Level Elevations
Status	Planning	Scale/Drawing Size	1:100	Job No. - Dwg No.	11151-07
			A3	Revision	/
Date	October 2010	Drawn By	PM		
Checked By	JCGS				
CAD file reference	/				

THE HARRIS PARTNERSHIP WATERLOO  
 25, JONES ROAD, WOKINGHAM, WILT, BA10 2JG  
 T. 01292 911800 F. 01292 912012  
 14, HOWDENSE HOUSE, 35 DOVE ST, MARCHESTER, WILT, BA12 2HF  
 T. 01248 238855 F. 01248 234809  
 THE HARRIS PARTNERSHIP ARCHITECTS  
 1, 10/108 511 517 T. 01608 211722  
 1, 0118 260 700 F. 0118 958844  
 www.harrispartnership.com

