

**EASTERN AREA PLANNING COMMITTEE  
ON 10<sup>TH</sup> NOVEMBER 2010**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 10/02308/FUL                      **Page No.** 5-16

**Site:** Land to the rear of 154 Overdown Road, Tilehurst, Reading, RG31 6NJ

---

**Planning Officer Presenting:** Bob Dray

**Member Presenting:** N/A

---

**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** N/A

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

**Update Information:**

**Additional information** has been received as follows:

- Drawing 11151-01 (Proposed Site Plan) Rev. D has superseded Rev. C. This drawing shows the parking bays to have been increased in size to 4.8m x 2.7m. The highways officer has reviewed this amendment and has confirmed that the parking and turning spaces will comply with highway standards. Condition 5 should now be substituted with a condition requiring parking and turning spaces to be provided in accordance with this drawing.
  
- Drawing 11151-09 (Bin Store – Plans, Elevations & Sections) has been received. This drawing shows details of the design and materials of the proposed bin store. This information has been assessed by officers and is considered acceptable. Condition 7 should now be substituted with a condition requiring the bin store to be provided in accordance with this drawing.

- The agent has confirmed that the driveway will be formed in a bonded material (asphalt or other approved material). This overcomes the highways concern that loose materials may migrate onto the carriageway. RBC planning officers have recommended that details of hard and soft landscaping be dealt with by a condition on their application. This is considered appropriate in this instance.

**Reading Borough Council** has now advised that their planning application has also been called to their Planning Applicants Committee, which also sits tonight. Cllr Zverko sends his apologies because he will be attending the Reading Committee.

Following the receipt of the above information, Condition 2, 4, 5 and 7 require amending. The full amended recommendation is given below:

### **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: 11151-02C, 11151-05A and 11151-06A received on 28 September 2010; 11151-04C and 11151-07 received on 18 October 2010; 11151-08 received on 21 October 2010; and 111-01D and 11151-09 received on 2 November 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 the 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**

Bonded material shall be used across the entire width of the access for a distance of 3 metres measured back from the carriageway edge. The dwelling hereby permitted 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**

The dwelling hereby permitted shall not be occupied until the vehicle parking and turning space has been provided in accordance with the drawing number 11151-01D received on 2 November 2010. The parking and 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 Policies OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. **Bin store**

The bin store shall not be provided except in complete accordance with drawing number 11151-09 received on 2 November 2010.

Reason: In the interests of visual amenity. This condition is imposed in accordance with Policies 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.