

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	18/03287/FULD		<p>Erection of four detached dwellings including garages, new vehicular access and accommodation works.</p> <p>Land rear of 42 – 48 Long Lane, Tilehurst, Reading, Berkshire</p> <p>Tony Thorpe Associates</p>

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/03287/FULD>

Recommendation Summary: **The Head of Development and Planning be authorise to APPROVE planning permission**

Ward Member(s): Cllr Richard Jones
Cllr Thomas Marino

Reason for Committee Determination: Over 10 representations objecting to the proposal scheme from members of the public with officer recommendation for approval

Committee Site Visit: 29.05.2019

Contact Officer Details

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1. Site History

- 1.1 There is no planning history on this site.
- 1.2 The adjacent site to the north (rear of 40 Long Lane), has an extant planning consent under reference 17/03494/FULD, granted at appeal 3196646, for the development of a detached four bedroom dwelling.

2. Consultations

Tilehurst Parish Council	No objections.
Purely-on-Thames Parish Council	No objection – requests CIL on the development.
Highways	No objections subject to planning conditions.
Drainage	No objections subject to planning conditions.
Thames Water Utilities	No comments received with 21 day consultation period.
Waste	Re-label bin storage to ‘bin collection point’ – no objections.
Environment Agency	No comments received with 21 day consultation period.
Environmental Health	No objections.

3. Publicity of Application and Representations

- 3.1 The application was advertised by means of four site notices; two posted along Long Lane, one posted on the corner of Clarendon Rise and one along Horsecroft Way on 22/01/2019, expiring on 12/02/2019. There have been 14 letters of representations received objecting to the application. The representations are summarised as follows:
 - The correct measurements have not been submitted with the application

- The 2m high dense fence described within the application does not provide an acceptable level of screening
- Development would create security issues for neighbours
- There is a rise in ground levels, increasing from north to south
- Access track will be used to store rubbish
- Either three large dwellings or four smaller dwellings would be more appropriate for the site
- Boundary treatments are not sufficient
- A full landscaping scheme should be submitted at this stage
- Ridge height is 1.5 to 2m higher than neighbouring dwellings
- Don't know what modifications will be made to the bungalow
- Communal bin store will result in smells for neighbours
- Neighbours were not consulted prior to the application being submitted
- Insufficient information is submitted with the application
- The presumption is in favour of 'a' development but not particularly this one
- Increase in noise and disturbance
- Threat to road safety
- Access to local buses from the site is poor and people will be reliant on cars
- Overlooking, loss of privacy and light
- Would change the character of the road
- A number of trees were cut down prior to the application being submitted
- Bungalows would be a preference
- Building close to neighbouring boundaries
- Does not meet the three criteria of sustainable development
- Concerns regarding pollution in the garden of existing dwellings

4. Policy Considerations

4.1 The policies relevant to this application are:

The National Planning Policy Framework 2019;

Policies ADPP1, ADPP4, CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS17 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

Policy P1 of West Berkshire Council's Housing Site Allocation DPD (2017).

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007): OVS5, OVS7 and TRANS1

Additional guidance on design is supplied in:

West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (June 2006)

West Berkshire Supplementary Planning Document: Quality Design: Quality Design: Part 1 Achieving Quality Design

West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development

West Berkshire Supplementary Planning Document: Community Infrastructure Levy: Charging Schedule

5. Description of Development

- 5.1 The application seeks planning permission for the development of four, four bedroom detached dwellings with associated garages and external amenity space, and a new access drive into the site.
- 5.2 The site is located to the rear of 42 – 48 Long Lane in Tilhurst, the site comprises of the western half of the rear gardens of no.42, 46 and 44 Long Lane. The donor dwellings are a mixture of detached and semi-detached chalet style bungalows with large rear gardens.
- 5.3 It is evident from the officer's site visit and a number of representations received as part of this application that the site was previously home to a number of trees and hedges which were cut down prior to the submission of this planning application. Whilst this course of action is disappointing from an ecological perspective, none of the trees on site were subject to a TPO as such there has been no breach of planning control.
- 5.4 Long Lane is a narrow single carriageway with a 30mph speed limit, there are a number of 'priority over oncoming vehicle' passing places

throughout Long Lane including one just outside the proposed new access drive. The access drive is not proposed as a road to be adopted by the Council.

- 5.5 The character of the area is somewhat mixed due to the older style detached and semi-detached bungalows and houses to the south and east of the site, along with the newer and more modern terraced and detached houses to the north and the west of the site.

6. Considerations of the Proposal

- 6.1 The principal matters in considering this application are:

- I. The principle of development
- II. Design and impact on the character of the surrounding area
- III. Parking and highway safety
- IV. Impact on neighbouring amenity
- V. Impact on ecology
- VI. Drainage and flooding
- VII. Other matters

7. The principle of development

- 7.1 Policy ADPP1 of West Berkshire Council's Core Strategy states that most development will be within or adjacent to the settlements included in the settlement boundary, Tilehurst is within the settlement hierarchy.
- 7.2 In accordance with policy ADPP1, development in the district will follow the existing settlement pattern and comply with the spatial strategy policies, the relevant spatial strategy policy for this site is ADPP4. There is no conflict with policy ADPP4.
- 7.3 As part of the Housing Site Allocations DPD settlement boundaries in the district were reviewed, Tilehurst remains as a defined settlement under policy C1 of the Housing Sites Allocations DPD as part of the Eastern Urban Area.

- 7.4 Policy CS1 of the Core Strategy states that new dwellings will be developed in accordance with the settlement hierarchy and the Area Delivery Plan Policies, and suitable land within settlement boundaries.
- 7.5 The application site is located within the defined settlement boundary of Tilehurst, where in accordance with policies ADPP1 and CS1 of the Core Strategy, and policy C1 of the Housing Site Allocations DPD the principle of residential development is acceptable.

8. Design and impact on the character of the surrounding area

- 8.1 The NPPF is clear that good design is indivisible from good planning, it attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development.
- 8.2 Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy CS19 of the Core Strategy requires new development to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. The character of the area is mixed in terms of housing type, design and size. Whilst the individual dwellings of the proposal scheme are larger than the surrounding dwellings (excluding extant consent 17/03494/FULD), the footprint of the dwellings are similar the surrounding detached and terraced dwellings. The height of the proposed dwellings on plots 2, 3 and 4 have been reduced during the application process by 1.2m.
- 8.3 The design of the proposed dwellings consist of a two storey hipped roof, there is a dormer window on the south elevations of plots 2 and 4. Plots 2 and 3 include garages attached to the east elevation of the dwellings, detached garages are included for plots 1 and 4. The facade of each dwelling is different adding an element of variation to the proposed scheme. The layout of the plots is somewhat reflective of a housing estates with the principle elevation of each dwelling facing inwards to a shared area (the access road). Plot 1 is noticeably larger than the others.

- 8.4 The materials proposed as part of the development include red/brown brick and painted timber, this is reflective of the dwellings along Clarendon Rise.
- 8.5 A detailed landscaping plan has not been submitted as part of the proposal scheme. There have been a number of representations submitted by neighbours expressing concerns regarding boundary treatment and the existing hedging. The site is large enough to allow a good level of landscaping, as such it is the case officers view that this element of the proposal scheme can be sufficiently managed by a planning condition requiring a full landscape plan to be submitted.
- 8.6 Dwellings of over three bedroom are required to provide a minimum of 100sqm of external amenity space, the plots provide between 147sqm and 215sqm (approximately). The proposed development would leave the host dwellings with an acceptable level of external amenity space. The proposed level of external amenity space is acceptable.
- 8.7 As existing, the gardens of numbers 40-48 Long Land form a small pocket of long linear curtilages which are surrounded to the North, East and South by residential development of much higher density and with much smaller gardens. The proposed development will result in a somewhat contrived linear form of development, sitting awkwardly within the site. The overall density of the proposed development and the plot and garden sizes reflect that of the bulk of the surrounding development. It is noted that, if implemented, the proposed development would leave the curtilage of no 40 as the only long linear garden left in this part of Long Lane
- 8.8 Whilst the proposed scheme would result in a development that is somewhat awkwardly sited on the plot and reflective of a small housing estate, and the new dwellings are of substantial size, on balance the overall design and density of the proposed dwellings are considered acceptable and will not cause sufficient demonstrable harm to the character of the surrounding area to justify refusal of the application.

9. Parking and highway safety

- 9.1 Policy C13 of the Core Strategy aims to promote opportunities for healthy travel and reduce the need to travel overall, amongst other criteria. The site is located within a defined settlement boundary, as such there are no concerns as regards to transport and sustainability. There is no conflict between the proposal scheme and policy CS13.
- 9.2 As per policy P1 of the Housing Site Allocation DPD, new dwellings of four bedrooms are required to provide three car parking spaces, the proposal scheme complies with this requirement. Under policy P1 garages do not count towards the required car parking.
- 9.3 The Councils Highways Department have been consulted as part of this application and have raised no objections to the proposal scheme subject to appropriate planning conditions.

10. Impact on neighbouring amenity

- 10.1 Securing a good standard of amenity for all existing and future occupiers of land and buildings is one of the core principles of the National Planning Policy Framework.
- 10.2 The impact on neighbouring amenity is assessed against four criteria; overbearing, overlooking/privacy, sunlight/daylight and noise and disturbance.

Overbearing

The proposed development will have separation distance of approximately; 12m from plot 1 the flank wall of 69 Horsecroft Way, 15m from plot 1 (flank wall) to 26 Clarendon Rise, 14m from 69 Horsecroft Way to plot 2 and 15m from plot 4 to the host dwelling.

The character of the locality is of built up residential area, the distances referenced above are not considered as resulting in an overbearing impact sufficient to warrant refusal of the application. The site is located in a built –up suburban residential area, the distances above are not viewed as unacceptable in this location.

Overlooking/privacy

In terms of privacy, there is no direct overlooking of windows. The distances quotes above either include a flank wall or an elevation with no windows at first floor level, and boundary treatment in place at ground floor level.

There will be an element of overlooking for existing neighbours and future occupiers of the proposal scheme, in particular over the garden of number 40, however this is not viewed as a significant increase of the current level of overlooking, as such it would be difficult to refuse the application on these grounds.

Daylight/Sunlight

The impact of the proposal scheme on the daylight/sunlight of the neighbouring dwelling has been assessed using the Council House Extension SPG and the 45 degree guidance. The proposed dwellings are not within a 45 degree line of the nearest window (centre) of the neighbouring dwellings. The only exception to this is the north-east corner of plot 2 and 68 Horsefield Way, where the corner slightly protrudes into the 45 degree line. Given the distance of the proposed dwellings from 68 Horsefield Way and its location to the east of the property, this small intrusion will not have a significant impact on the daylight/sunlight of 68 Horsefield Way.

Noise and disturbance

As the proposed use is residential, once constructed it is considered that the proposed dwellings will not give rise to an unacceptable level of additional noise and disturbance within the area.

11. Drainage and flooding

The proposal scheme intends to use soakaways to manage surface water runoff from the development. The Councils Drainage Department have raised concerns that the ground water levels may be high in the vicinity of the site which could affect the viability of infiltration. A condition has been included to

address the above concerns which requires the applicant to undertake a ground investigation, including ground water monitoring, at the site to determine the suitability of infiltration.

12. Other matters

CIL

- 12.1 Policy CS5 states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015.
- 12.2 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council, residential development of 100sqm or more will be liable to pay the Community Infrastructure Levy.
- 12.3 This application is CIL liable.

Waste and Recycling

- 12.4 The waste and recycling collection point as shown the proposed block plan is not a waste storage point, future residents will be required to drag the refuse container to this point on collection days in order for them to be emptied by the Council's refuse team.
- 12.5 The proposed road is not to an adoptable standard, the Council will not adopt this road and therefore refuse vehicles cannot enter the site.

13. Conclusion

- 13.1 In terms of the planning balance of this proposal, the objections received have been considered carefully. The principle of residential development on the site is acceptable and on balance the design of the proposed development and its impact on neighbours and the character of the area is considered acceptable given the built up residential nature of the location. Whilst the proposed layout is somewhat awkward and contrived, it is considered that, on balance, the benefits of the proposal outweigh the limited level of harm that has been identified.

14. Recommendation

- 14.1 The Head of Development and Planning be authorised to approve planning permission subject to the following conditions.**

CONDITIONS

1. The development shall be started within three years from the date of this permission.

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

2. The development hereby permitted, shall be carried out in accordance with the below documents and plans:

Location Plan, reference DRN 1970, received 25/05/2019
Block Plan, reference; DRN 1972 B, received on 24/04/2019
Swept Path Analysis for Service Vehicles, reference; DRN 1974 received on 05/03/2019
Site Sections A/B, reference DRN 1980 B, received on 23/04/2019
Visibility Splays, reference DRN 1971, received on 05/03/2019
Floor Plans – Plot 1, reference DRN 1962 B, received on 23/04/2019
Elevations – Plot 1, reference DRN 1961 B, received on 23/04/2019
Plot 1 – Cross Section, reference DRN 1976 B, received on 23/04/2019
Elevations – Plot 2 & 3, reference DRN 1963 B, received on 23/04/2019
Floor Plans – Plot 2 & 3, reference DRN 1964 B, received on 23/04/2019
Plot 3 – Cross Section, reference DRN 1978 B, received on 23/04/2019
Elevations – Plot 4, reference DRN 1967 B, received on 23/04/2019
Floor Plans – Plot 4, reference 1968 B, received on 23/04/2019
Plot 4 – Cross Section, reference DRN 1979 B, received on 23/04/2019
Cycle Shed Elevations, reference DRN 1973 received on 05/03/2019
Garages – Plot 1 & 4, reference DRN 1969, received on 05/03/2019

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

3. The use shall not commence until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plans. 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 that would

adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4. The use shall not commence until the visibility splays at the site accesses have been provided in accordance with drawing number 3544/211 received on February 18th 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

5. The landscaping scheme approved under the approved plans shall be completed in accordance with the following;
 - a) Completion of the approved landscape scheme within the first planting season following completion of development.
 - b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework (February 2019) and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

6. No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), and Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows/roof lights (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed on the north, south, west, and east elevations of the dwelling, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, outbuildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D, E and F of that Order shall be constructed, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

9. The dwellings shall not be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. 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 that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

10. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials used in constructing the development;

- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- (e) Wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during construction;
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. The dwellings shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings, the area of the site designated for the parking and charging of electric vehicles on the approved plan shall thereafter be kept available for this use all times.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

13. No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:
- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;

- b) Include and be informed by a ground investigation survey over winter which confirms the groundwater levels;
- c) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- d) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm + 40% for climate change;
- e) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- f) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; and

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are first occupied or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application and so it is necessary to approve these details before any development takes place.

14. No development shall take place until details, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

15. No development shall take place until details of the finished floor levels of the dwelling and ancillary buildings hereby permitted in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the development hereby approved and the surrounding area and dwellings in accordance with National Planning Policy Framework (February 2019), Policies, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

16. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the buildings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).