

EASTERN AREA PLANNING COMMITTEE
27TH JANUARY 2021

UPDATE REPORT

Item No: 4(1) **Application No:** 20/02410/RESMAJ **Page No.** 27-46

Site: Land north of Stretton Close, Bradfield Southend, Reading

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Written submissions

Parish Council: Andrew House, Chairman of Bradfield Parish Council – available at meeting to answer any questions on written submission.

Objectors: Jonathan Alderman – available at meeting to answer any questions on written submission.

Fiona McPherson

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member speaking: Councillor Ross Mackinnon

1. Additional Consultation Responses

None.

2. Updated planning history

Application 20/02746/FUL has now been approved by the Council, which grants planning permission for site access. This separate application was made to prevent the construction of the access triggering CIL payments, but the access details were substantially the same as approved under the outline permission.

3. Plots 4 and 5

The applicant's agent has confirmed that they do not wish to amend either plot 4 or 5 in terms of the proposed rooms in the roof, and they wish the Committee to determine the application as presented. They consider that the ridge height of plot 4 at 8.5m to ridge is

consistent with the outline permission and conditions applied by the Inspector in terms of the approved plans. They do note however that the ground levels rise to the west of Stanbrook Close so plot 4 will be at a higher level than dwellings in Stanbrook Close, but the applicant is unwilling to reduce the finished floor levels, as again they are consistent with what was shown and approved at the outline stage. In addition if they were amended this would impact upon the agreed sustainable drainage scheme for the site. In addition they note that the Inspector elected not to restrict additional rooms in the roofspace by restricting permitted development rights.

Officer comment. What the applicant has noted is correct. However, for the Committee's information, the proposed ridge level height of plot 4 will be higher than the adjacent house on Stanbrook Close by 1.4m in terms of AOD levels overall. However, the back-to-back separation distance is 39m which is 18m greater than the minimum best practice distance of 21m given by the Council's adopted Quality Design SPD. Given this officers remain firmly of the view that (a) the development will have an acceptable relationship in terms of the outlook from 14 Stanbrook Close, and (b) the reserved matters plans are consistent with the outline permission. In addition the profile of the roof of plot 4 will be perpendicular to the outlook of Stanbrook Close so it's massing and scale will be diminished accordingly. For clarity, revision C of the submitted Design and Access Statement to be conditioned does note that two of the plots will be 2.5 storey.

4. Response to other representations

- **Utilities and services:** The laying of utilities and services in the access road is a matter for statutory undertakers outside of the planning system. It is not relevant to the consideration of the appearance and landscaping reserved matters.
- **Ecology:** Ecological mitigation and management has now been agreed with the Council's ecologist. This matter is being considered under application 20/02729/COND2, as a condition on the outline permission.
- **Drainage:** The detailed sustainable drainage scheme has now been agreed with the Lead Local Flood Authority. This matter is being considered under application 20/02794/COND3, as a condition on the outline permission.

5. Corrections

Update on the table in paragraph 1.9 of the agenda report: Plot 1 will now be social rented, not shared ownership, to ensure that the split of affordable dwellings is consistent with the Unilateral Undertaking attached to the outline permission allowed at appeal. There will still be 4 affordable units on site.

Proposed condition 2 (approved plans) has been amended to add drawing number 147D, and to correct the Design and Access Statement to revision C.

6. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the amendment of condition 2 as below.

2. **Approved plans (amended)**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- Drawing numbers: 16.48-100C, 140H, 141C, 142A, 143B, 144A, 145A, 146H, 147D, 150B, 151B, 152B, 153B, 154A, 155A, 156A, 157A, 158C, 159A, 160B, 161C, 162A, 163D, 164D, 165A, 166A, 167B, 168A, 169A,

170A, 171C, 172A, 173A, 174B, 175A, 176A, 180B, 181, 182A, 183, 184, 185A, 186, 187, 188, 189, 190 (J Spires Architects).

- Landscape Specification Notes 16.48-LSP1.
- Design & Access Statement 16.48-DAS2 Rev C.

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