

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th January 2017

ITEM NO. 10

Ward: Peppard
App No.: 161842
Address: 199-207 Henley Road, Caversham, Reading
Proposal: Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping

RECOMMENDATION (AMENDED):

Reasons for Refusal :

Amended:

9. Inadequate useable amenity space would be provided on the site for the occupants of plots 56-59. The proposal is therefore considered to be contrary to Sites and Detailed Policies Document Policy DM10 and Policy DM11.

13. In the absence of a completed legal agreement to secure an Employment and Skills Plan, an appropriate mix of Affordable Housing, and **Open Space** the proposal will not mitigate its impact on the social and economic infrastructure of the borough, contrary to Policies CS3, CS9 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations under Section 106 (2015).

Additional:

14. The submitted Flood Risk Assessment (Three Counties Flood Risk Assessment, dated September 2016) fails to demonstrate that the development is acceptable on the basis there is no assessment of the impact of climate change using appropriate climate change allowances; the loss of flood plain storage within the 1 in 100 flood extent (with an appropriate allowance for climate change) caused by the proposed development is not demonstrated to be mitigated; and the proposed development has finished floor levels above the 1 in 100 flood level (with an appropriate allowance for climate change). Therefore it is considered that the development would increase the risks to life and property arising from flooding contrary to the NPPF paragraph 103 and Core Strategy Policy CS35.

15. The cumulative impact of the number, height and location of habitable room windows within each floor of the 3-4 storey flank elevation of Blocks B and C orientated toward No 205 Henley Road is considered to result in a significantly detrimental impact in terms of loss of privacy and overlooking to No 205 and its garden area. The proposal is therefore contrary to Policy DM4 and Policy DM11.

1. ADDITIONAL INFORMATION

- 1.1 The applicant has submitted a letter directly to Planning Committee Members (dated 10th January 2017). Members are advised that revised information in relation to highway and arboricultural matters has been submitted since the main report was finalised. Officers advise that this material was submitted too late in the consideration process for technical officers to review the alterations; and the applicant was made aware that the application was being considered on the basis of the plans considered in the main report. Officers also do not consider that 'minor revisions' to the scheme would make the scheme acceptable. Therefore the officer recommendation remains to refuse planning permission for the reasons set out in the main report as adjusted by this update report.
- 1.2 A list of the submitted plans assessed is set out at the end of this report as it was omitted from the main agenda.

2. CONSULTATIONS

Environment Agency - Object as the submitted Flood Risk Assessment fails to demonstrate that the development is 'safe' for its lifetime.

Leisure - New provision is required in this instance as there is in excess of 50 residential units. In the current era of high density developments the need for proper open space provision, and safe and easy access to such spaces, is even more imperative. It is disappointing that the proposal does not provide any formal play provision on site.

Housing - Officers would seek the 30% requirement for affordable units to be made up of a mix of flats and houses.

3. APPRAISAL UPDATE

- 3.1 Flooding Matters - The Environment Agency have objected to the submitted Flood Risk Assessment as set out in the recommended reason for refusal. Additionally the proposal shows that some of the built development falls just outside the very edge of the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change year (plus a 20% increase in flow) flood extent. This is likely to mean that when the appropriate climate change allowances have been assessed, areas of the proposed built development will fall within the new climate change flood extent. Any built development or areas of raised ground taking place within the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change extent will need to be mitigated for. As such, it is considered that the development could increase the risk of flooding on-site and in the wider area, and is contrary to national guidance and CS Policy 35.
- 3.2 Amenity /Open Space - In relation to the provision of new open space (required as the development is in excess of 50 residential units) the amount of communal open space indicated adjacent to the southern boundary of the site is considered to be acceptable. Due to the function of this area as an ecology buffer the provision of formal play equipment is not required in this instance. As set out in the main report this area of the site falls within the flood plain (Zone 2 and 3A) however the Inspectorate has previously accepted (Land to the rear of 241-251 Henley Road appeal ref APP/E0345/A/07/2052398) that land within the floodplain

can be considered as usable amenity space. The open space provision is therefore considered on balance to be acceptable. This area would have to be secured in perpetuity by a S106 Legal agreement but no legal agreement is in place as the proposal is recommended for refusal.

- 3.3 In relation to individual amenity space for the proposed flats it is considered this can be met by the communal open spaces within the site in line with Policy DM10. Reason for refusal 9 is amended above to reflect this.
- 3.4 Affordable Housing - Housing officers have confirmed there is a huge need for rented accommodation of all sizes including houses and so a mix of the proposed developed units should be provided as part of the affordable unit offer. Therefore the affordable units secured within this development should not only be in the form of 1 and 2 bed flats but should include a significant number of the proposed houses on the site. The affordable houses should be 3 beds as affordable rented 4 beds are not currently in such high demand up to financial year 2019/20, but may be after that year. Tenure across the affordable units would need to be agreed prior to completion of the s106 agreement but should be as close as possible to 70% rent and 30% shared ownership in line with policy DM6.

4.0 CONCLUSION

- 4.1 The original reasons for refusal in the main report have not been overcome and 2 additional reasons for refusal are set out above.

Case Officer: Susanna Bedford

List of plans:

Plan name	Drawing Ref dated 01/08/2016 unless otherwise stated :
Location Plan	PL-101 B
Existing Block Plan	PL-102
Proposed Block Plan	PL-103 A
Information Layout	PL-104 B 18/11/2016
Street Scenes	PL-105 A 18/11/2016
Plots 1-41 Ground Floor Plan	PL-01 A 18/11/2016
Plot 1-41 First Floor Plan	PL-02
Plots 1-41 Second Floor Plan	PL-03
Plots 1-41 Third Floor Plan	PL-04
Plots 1-41 Front and Rear elevations	PL- 05 A 18/11/2016
Plots 1-41 Side Elevations	PL-06 A 18/11/2016
Plots 1-41 Roof Plan	PL-07
Plots 42-46 ground floor plan	PL-09
Plots 42-46 first floor plans	PL-10
Plots 42-46 Second floor plans	PL-11
Plots 42-46 Roof Plans	PL-12
Plots 42-46 Front Elevation	PL-13
Plots 42-46 Rear elevation	PL14
Plots 42-46 Side elevations	PL-15

Plots 47-54 Ground and First Floor Plans	PL-16 A	18/11/2016
Plots 47-54 Second Floor and roof	PL-17 A	18/11/2016
Plots 47-54 Elevations	PL-18 A	18/11/2016
Plots 55-57 Ground and First Floor	PL-19 A	18/11/2016
Plots 55-57 Second Floor and roof	PL-20 A	18/11/2016
Plots 55-57 Elevation 1 of 2	PL-21 A	18/11/2016
Plots 55-57 Elevation 2 of 2	PL-22 A	18/11/2016
Plots 58-60 Ground and FF plan	PL-23 A	18/11/2016
Plots 58 -60 Second Floor and Roof	PL-24 A	18/11/2016
Plots 58 -60 Elevation 1 of 2	PL-25 A	18/11/2016
Plots 58-60 Elevations 2 of 2	PL-26 A	18/11/2016
Colour Plan	21617/01	Sept 16
General Arrangement	21617/02	Sept 16
Planting Strategy	21617/03	Sept 16