

NEW PLANNING APPLICATIONS – COUNCIL MEETING 2 MARCH 2010

1. 09/02638/HOUSE 10 The Sadlers Tilehurst

Lower ground floor level conversion to form bedroom, utility and study.

This Council objects to the proposal on the grounds that it is concerned about the possibility of the proposed accommodation being used as separate living accommodation. If granted the proposed conversion should be used solely for residential purposes ancillary to and incidental to the main dwelling.

2. 10/00080/HOUSE 54 Blewbury Drive Tilehurst

First floor side and rear extension.

This Council has no objection to the proposal.

3. 10/00115/FULD 19 and 21 Royal Avenue Calcot

In fill terrace housing scheme comprising of 5 x 1 Bed Houses located on the adjacent side land to No. 19 and 21 Royal Avenue.

This Council objects to the proposal on the grounds that it considers the site is not large enough for five houses. The resultant terraced effect would not be in keeping with the street scene, and there is concern over the number of parking spaces available, bearing in mind there could be two cars at each property.

4. 10/00207/HOUSE 38 Cotswold Way Tilehurst

Single story and 2 storey extension, replacement garage and new porch.

This Council has no objection to the proposal.

5. 10/00237/HOUSE 8 Lovatt Close Tilehurst

Single storey front extension.

This Council has no objection to the proposal.

6. 10/00277/FUL 197 Long Lane Tilehurst

Variation of condition 1 imposed on Appeal Decision APP/W0340/A/04/1156508 "The development hereby permitted shall begin before the expiration of five years from the date of this decision" to allow the roof on Plot 3 to be built in accordance with the amended plans which increase the height, amend the design and include solar panels on the roof.

This Council objects to the proposal. Whilst we are aware that the roof levels on Plots 1 and 2 have been raised, the property in Tilling Close which is adjacent to Plot 3 is on a lower level and would be overshadowed. There would also be an adverse impact on the skyline.

7. 10/00331/HOUSE 36 Hildens Drive, Tilehurst

Alterations to application 09/01813 – Rear extension is smaller than approved, additional 2 velux windows to the rear and omission of 1 to the front.

This Council has no objection to the proposal, but there is concern over the reduced car parking space available.

8. 09/02491/HOUSE 35 Garston Crescent, Calcot

Two storey side and rear extension and pitched roof over porch and bay window.

The Council has no objection to the proposal, but the proposed extension should be used solely for residential purposes ancillary to and incidental to the main dwelling and not as separate living accommodation.

9. 10/00209/FULL Rowan House, New Lane Hill, Tilehurst

Demolition of the existing house (Rowan House) and the erection of 5 detached houses.

This Council strongly objects to the proposed development on the following grounds –

- (a) Saturation of the area
- (b) Development is not in keeping with the street scene in New Lane Hill
- (c) Access is already a problem, as New Lane Hill is very narrow with no space for vehicles to turn and where large vehicles have to reverse.
- (d) Elderly residents use New Lane Hill as safe pedestrian and wheelchair access to local shops – extra traffic resulting from the development would remove this safe access.
- (e) This is not an appropriate area for the size of dwellings proposed.
- (f) Quality of life for existing residents would be hampered by the development.
- (g) Extra noise and pollution from extra vehicles would be unacceptable to both residents and the environment
- (h) There is already a problem with excess water which causes flooding. At a recent site visit it was noted that several gardens of existing nearby properties were badly waterlogged and occupiers had removed patio slabs to encourage water to drain away. This problem would only be exacerbated if the proposed development was approved.
- (i) There is concern that Plot 3 is too close to the existing property on the other side of the existing wall, and would overlook the bedroom windows of that property.
- (j) If the proposal is granted, we would request a S106 contribution towards the provision of recreational facilities at Calcot recreation ground.

DECISIONS

09/02569/HOUSE	<u>2 Fullbrook Crescent, Tilehurst</u> Single storey front, side and rear extension	Granted
09/02494/HOUSE	<u>19 Little Heath Road, Tilehurst</u> First floor extension to create additional living accommodation with internal and external ground floor alterations.	Granted
09/02537/FUL	<u>Downsway Primary School, Warbreck Drive, Tilehurst</u> Reg 3 – Erection of a canopied area outside of the foundation stage classroom to enable outdoor play throughout the year.	Granted
09/02146/HOUSE	<u>133A Long Lane, Tilehurst</u> Retrospective – Timber garden shed and bird aviary	Granted