

Reading Borough Council
Archway House Gosbrook Road, Caversham Reading RG4 8HU

Subject: Planning Statement for Full Planning Application - Conversion of Office to Self-Contained Flat at Archway House Gosbrook Road, Caversham Reading RG4 8HU in Reading

Dear Sir/Madam,

I am writing to submit a full planning application for the conversion of an existing office space into a self-contained flat at Archway House Gosbrook Road, Caversham Reading RG4 8HU in Reading. The proposed development aims to make efficient use of existing infrastructure while contributing to the overall housing supply in the area.

1. Project Description:

The project involves the conversion of the existing office space, currently used for commercial purposes, into a self-contained residential unit. The layout and design of the proposed flat will ensure the provision of comfortable living spaces, adhering to all relevant building regulations and standards.

2. Justification for Conversion:

2.1 Demand and Housing Supply:

The conversion of the office to a self-contained flat will address the high demand for residential accommodation in the Reading area. By repurposing an existing building, we aim to contribute to the local housing supply without encroaching upon undeveloped land or compromising the character of the surrounding area.

2.2 Sustainable Development:

The proposed development aligns with the principles of sustainable development by utilizing an existing building and minimizing the need for new construction. Furthermore, the conversion will revitalize an underutilized property and contribute to the overall improvement of the site.

3. Design and Scale:

The proposed conversion will be carried out within the existing building envelope, ensuring no external alterations are required. The layout will be carefully designed to ensure the creation of a fully functional, comfortable, and aesthetically pleasing living space. The design will respect the architectural character of the surrounding area while adhering to all relevant planning policies and guidelines.

4. Amenity and Privacy:

Consideration has been given to the amenity and privacy of future occupants. Adequate provision for natural light, ventilation, and privacy will be ensured through the incorporation of appropriate window sizes, orientations, and screening measures. The proposed development will not result in any significant loss of amenity to neighboring properties.

5. Parking and Transportation:

No Parking

6. Conclusion:

The conversion of the existing office to a self-contained flat will contribute positively to the local housing supply while being sympathetic to the surrounding area. The proposed development aligns with the principles of sustainable development and will result in no significant adverse impacts on neighboring properties or the wider community.

7. Affordable Housing

The client will be paying Affordable housing contribution @ 5% of GDV

8. CIL

We kindly request that the local planning authority considers this application favorably, taking into account the benefits outlined above. Should you require any additional information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

9. The client has recently acquired approval for a prior approval application ref 220006. The following documents have been taken from Prior Approval Application Ref . 220006

- Noise Assessment
- Floor Risk
- Day Lighting Survey
- Transport Statement

Chris Keen MRICS MCABE



