

Planning Statement

Proposed Outline Application for a 2-storey Detached building to provide 2 No. 1 bedroom maisonettes (All Matters Reserved) at land adjacent to Nos. 57 and 59, Corwen Road, Tilehurst, Reading, RG30 4ST.

March 2023

Planning History

This outline application is a re-submission of Application No. 221252, which was refused on 20th December for the following reasons:

- 1. The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking and electric vehicle charging points. This could result in on-street parking/reversing movements on Corwen Road, adversely affecting road safety and the flow of traffic, and in conflict with local plan policies TR1, TR3 and TR5 of the Reading Local Plan 2019.*
- 2. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to policy H3 of the Reading Borough Local Plan (2019) and the Council's Affordable Housing Supplementary Planning Document 2021.*

Reason No. 2 can be dealt with should this application be considered favourably, so the revised submitted drawings satisfy the parking concerns raised in Reason No. 1

Proposal

The proposed development relates to land adjacent to Nos. 57 and 59, Corwen Road, Tilehurst, Reading, RG30 4ST. The land is Residential curtilage to No. 59 and contains a block of dis-used dilapidated garages.

This proposal seeks outline planning permission for the erection of a two-storey building containing 2 No. 1 bedroom maisonettes.

The Application has requested for all matter to be reserved.

The plans indicate an indicative outline for a building, together with amenity space.

The building design and height will be similar to the existing adjacent maisonettes.

The wider surrounding townscape is predominately characterised by one and two storey suburban residential dwellings

Cycle Storage – each dwelling shall have allocated Cycle storage areas within new timber garden sheds.

The layout / design will ensure that the amenities of existing residents are protected and maintained. The submitted ground floor plan confirms that no habitable room windows will be affected by the proposal.

Our Outline application seeks to establish whether the scale, principle of development and nature of a proposed development is acceptable, whilst leaving more detailed matters including appearance and landscaping for the Reserved Matters stage.

The proposal will be a high-quality scheme and provide much-needed low-cost starter homes.



Front of existing 'disused' garage block

Parking Plan

The existing garages are accessed via the Local Authority car park which is generally used by local residents. As the space in front of the garages is required for access it must be assumed that this provides the current required car parking for nos. 57 and 59, Corwen Road, which will be allocated to the new maisonettes.

An additional 2 car parking spaces will be provided for Nos. 57 and 59 with access from Cadogan Close.

EV charging points will be provided for all parking spaces.

Sustainable Design and Construction

Policy CC2 of the RBLP Sustainable Design and Construction states that:

“Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change”.

The new dwellings will be built to the standards of the current Building Regulations, which require sustainable construction methods. Consequently, it is considered that with regard to sustainable design and construction, the proposal complies with the relevant development plan policy.

Tree survey/ Arboricultural Method Statement

There are no trees on the application site. There are some small trees in the South-West corner of the adjacent car park. The root protection areas of these would be entirely within the tarmac parking area.

Access Plan

Access to the construction site will be gained from Cadogan Close through the rear garden of No. 57. Temporary gates will be provided in the existing fence with a parking/vehicle turning area within the garden area. Material storage will be provided at the rear of the new development site.

The site location gives the current occupiers of Nos 57 and 59 good access to public transport from both The Meadway and School Road. Public amenities and shops are all within walking distance.

Affordable Housing Statement

The applicant is willing to pay a policy compliant level of affordable housing. The proposal of 2 No. dwellings will require a contribution of 10% of the GDV of the development. This will then be secured via a S106 agreement.