

Greenway, Jane

From: Planning Administration
Sent: 04 April 2023 09:49
To: Greenway, Jane
Subject: FW: Pre-planning application submission
Attachments: Review application.FS504854351.pdf; 24-26 Wantage Road.pdf; A-1000 Location Plan.pdf

Categories: Red Category

To log please. Paid as per end of email

From: FS504635350 <noreply@reading.gov.uk>
Sent: 03 April 2023 18:07
To: Planning Administration <Planning.Administration@reading.gov.uk>
Subject: Pre-planning application submission

A customer has filled out a new pre-application planning advice form.

[View case](#)

Reference

FS504635350

FS-Case-504635350

What's the size of the property you're planning to develop?: Less than 200 square meters

Address of site: Rear 24-26 Wantage Road, Reading, RG30 2SE

Have you had any previous applications at this address?: Yes

Describe the proposed development: Proposed Option A Chalet Bungalow and Option B Semidetached houses (2x2b)

Location and site plan: A-1000 Location Plan.pdf

Floor area of the whole site in square meters: 243

Full name: Jeff Asemi

Postcode: RG1 4SQ

Address: 46 London Street, Reading, RG1 4SQ

Email address: jeff@bluebirdengineering.co.uk

Phone number: 07733112287

Application type: Full planning consent

Type of advice needed: Householders: advice on house extensions - £192, Small businesses and developers: advice on building works and change of use where the floor area involved is up to 200 square meters - £192

Will a meeting be required?: Yes - £111.60

Total fees: 303.60

Proposal statement: The site has had 2 previous applications approved.

Supporting documents: 24-26 Wantage Road.pdf

Consultation details: n/a

Describe anything else you would like to tell us (optional): The 2 proposed residential options A and B address the issues raised by the planning inspector for the recently refused proposal these are as follows:-

1. Back to back distances at first floor level are increased approximately 19.5m, we believe that given the context this is acceptable. However if this remains an

issue then we can address this by changing window to a velux roof window. Please note the refused scheme was 3 storey, we are proposing 2 storey which significantly reduces overlooking and improves privacy.

2. Scale and massing impact on adjacent properties, nos. 1 and 22 has been reduced, the side eaves are either 3.4 or 3.9m high. This is significant less than the 5m height the planning inspector said was not acceptable. It should be noted the originally approved scheme and refused schemes had full height gable ends adjacent to the sides boundaries, our proposal significantly reduces the scale with the introduction of dropped side eaves, hipped roof and removal do the second floor accommodation.

Please refer to the submitted drawing comparing the proposed reduced scale and massing of the side elevations with the originally approved (now expired) and refused schemes.

3. Garden sizes for both options have been increased, due to reduced coverage. It should be noted the smaller gardens relating to option B, semi detached dwellings are of a similar size to those serving the larger dwellings to the rear at 24 to 38 Wantage Rd.

4. The living conditions for occupiers has been greatly improved as the dwelling areas comply to the current national technical housing standard.

We believe that both the submitted proposed residential options A and B are a significant improvement on both the refused and previously approved (now expired) schemes.

We look forward the hearing your comments on the drawings, and discussing these proposals with you and agreeing a suitable way forward prior to submitting a planning application.

Declaration: I agree to the privacy policy and terms and conditions.

Payment:

Name	Amount	House or flat number	Street	Town	Postcode
Jaffar Asemi	303.60	62	Alexandra Road	Reading	RG1 5PP