

Planning Design & Access Statement relating to the change of use from 2 self contained flats to 1no dwelling at 6 Gloucester Road Reading RG30 3TH

Date. August 22
Project Ref -9154

1.0.0. The Site

The property is located in an established residential side road & is situated in a row of two storey Victoria houses.

The property is located close to all local amenities & West Reading train station.

The property benefits from a private useable rear garden.

2.0.0. Planning History

A lawful use application was approved on 27th February 2003 for the use as two self contained flats & it has been in that use until recently when converted back into one dwelling.

3.0.0. Development proposals

The development proposals are ;

With simple internal changes to convert the property into 1no two storey dwelling as it was originally built.

4.0.0. Use & Amount

To be able to use the property as 1no dwelling over two floors.

5.0.0.. Layout, scale & massing;

The layout has been amended to provide living accommodation on the ground floor & sleeping accommodation on the first floor.

Site plan and wider context

The scale is in keeping with the existing properties within Gloucester Road bar a few converted properties via lawful use applications.

6.0.0. Landscaping

No change is proposed.

7.0.0. Appearance

No change is proposed to the external appearance.

8.0.0. Access & parking

There is no off road parking available. However permit parking maybe available subject to an application.

10.0.0. Design Scale & Character

There is no change apart from the fact that the character of the proposal to convert back to one dwelling is more in keeping with the locality.

11.0.0. Residential Amenity

The property benefits from a private rear garden.

12.0.0. Transport & Parking

There are good local bus services near by in Oxford Road.

West Reading train station is close by.

There is no off road parking available.

Cycle storage will be provided within a shed in the rear garden area.

Bin storage will be located within the front garden as all the other properties in the road.

14.0.0. Ecology

No work is proposed to the pitched roof or roof voids.

15.0.0. Sustainability

E. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;

F. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;

G. Secure cycle provision to encourage sustainable modes of transport;

H. 'A' rated electrical appliances and energy saving light fittings;

I. 'A' rated double glazed windows with natural cross ventilation provision;

J. Water butts fitted to the rainwater down pipes for watering the garden;

K. Recycling of waste construction materials where practicable;

M. Designed to accommodate future changes such as air cooling

system, under floor heating, or further solar panels.

5.24 The proposal is therefore considered to comply with sustainability objectives in this respect.

16.0.0. Other documents included

- CIL documentation.

17.0.0. Conclusion

The conversion of two small flats, back to one dwelling should be supported by Reading Borough Council as it brings a small dwelling house back into family use at an affordable market value in West Reading.

It is questionable whether this is classed as development as it is believed that the conversion of these two flats back to one dwelling could be undertaken without express planning consent.

For the benefit of any doubt, this application has been lodged to gain a formal consent.

Chris Keen MRICS MCABE



