



357 Basingstoke Road, Reading, RG2 0JA

Erection of a 2.4m high fencing.

Planning Statement

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Introduction

This planning statement has been prepared in support of an application for erection of a 2.4m high fencing at 357 Basingstoke Road, Reading, RG2 0JA. The statement therefore mainly focuses on the design aspect of the proposed development.

The following statement covers the subject and information required for submission as set National Planning Policy Framework and Reading Borough Local Plan documents. This document will outline the overall design impact upon the surrounding area of the proposed development. It should be read in conjunction with the submitted drawings.



1. Proposed development and assessment of compliance with the national and local planning policy

1.1. NPPF

Achieving Sustainable Development

Paragraph 7 of the NPPF emphasises that *“The purpose of the planning system is to contribute to the achievement of sustainable development”* and expands that in the paragraph 8, that it *“has three overarching objectives, which are interdependent and need to be pursued in mutually supportive:*

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

Furthermore, a decision-making in favour of sustainable development is strengthened and its significant weight is confirmed in paragraph 38, which states that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.*

It is considered that the proposed development, which would improve the functional arrangement on site would meet the above requirements included in the NPPF. It is considered that it would positively enhance the noise caused by the use of the site (buses) upon the amenity of neighbouring occupiers.



1.2. Local Plan

Sustainability

Policy CC1 states that *“A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.”* Furthermore, Policy CC2 emphasises 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 existing arrangement on site includes a workshop and parking area for buses, however thanks to the new, higher fencing, noise aspect would be significantly improved due to provision of soundproofing membrane on the internal face of the fence, effectively having a more positive impact upon the sustainability aspect.

Design Quality

Policy CC7 states that *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials”.*

The above components are linked with the subsequently highlighted urban design objectives, which should be enhanced by the proposals, inter alia:

- *“Character - a place with its own identity and sense of place;*
- *Continuity and enclosure;*
- *Quality of the public realm and provision of green infrastructure and landscaping;*
- *Ease of movement and permeability;*
- *Legibility - clear image and easy to understand;*
- *Adaptability – capable of adaptation over time;*



- *Diversity – meets a wide range of needs”.*

In addition, CC7 summarizes and encourages to ensure that proposed developments:

- *“Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping”.*

The proposed development would include typical materials for the fence from the external perspective (close-boarded, timber) which would be in keeping in relation to the surrounding area, which would appear sympathetic in relation to the character of the neighbourhood. The insignificant increase in height would result in an uncontentious impact upon the character of the surrounding area and the host property itself.

The proposed development would not result in any changes in terms of the impact upon the neighbours (such as overshadowing or overbearing). The proposed fence, despite of increased height to 2.4m along the side boundary with nos. 355 and 353 Basingstoke Road, would not cause any unacceptable loss of light impact or overbearing. In fact it would improve the noise impact, as it would partially reduce the noise caused by the vehicles or workshop activity.

Summary

By virtue of the scale and nature of the proposed development, it is considered that it would comply with the relevant parts of NPPF, Reading BC Local Plan, therefore we kindly appeal, to approve the submitted application.

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