

PLANNING POLICY

The following section identifies and reviews the planning policy context relevant to the application site and the proposed development. A detailed analysis of how these policies apply to the proposals is set out below.

The Reading Borough Local plan is the document that contains the policies for how Reading will develop up to 2036, which is the end date of the plan.

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Policy H5 (Standards for new Housing)

“ New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.”
- This design complies with the nationally described space standards (Technical Housing standards) as indicated below. This dwelling is a 3 storey 7 Bedroom build with a total GIA of 388.6m2.

Table 1 - Minimum gross internal floor areas and storage (m²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

“ b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations 79.

c. All major new-build residential development should be designed to achieve zero carbon homes.

d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’.”

- This design will be in compliance with energy standards in regards to water and carbon emissions,the importance of which is recognised by the NPPF, and will be presented to and approved by building control.

Policy H10 (Private and Communal Outdoor Space)

“ Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general

public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.”

- The front garden allows for a bin and bike storage within shed at rear, a driveway area, and pedestrian entrance from the public footpath, and vehicular access from existing drop kerb.
- The dwelling also allows for private outdoor space in the large rear garden, of a similar size and space of the local vicinity.