



34 Prince of Wales Avenue

Supporting Statement

July - 2022

Project Details

**Client property address:**

34 Prince of Wales Avenue
Reading
RG30 2UH

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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1. Introduction

Resi has prepared this supporting statement to enable the local authority to understand the existing site, building and context.

Our client would like to seek retrospective permission for converting 2 No. 1-bedroom flats to a single dwelling.

2. Site Context



Google Earth 3D Birdseye View 1



Google Earth 3D Birdseye View 2

2. Site Context



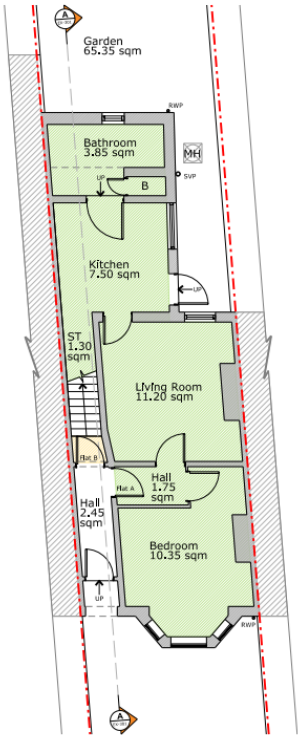
Front Elevation



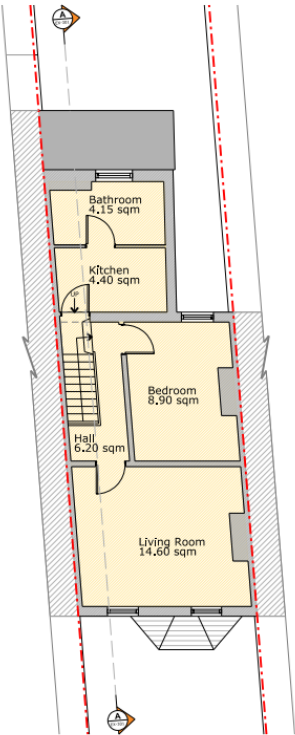
Rear Elevation

3. Existing Floor Plans and Environment

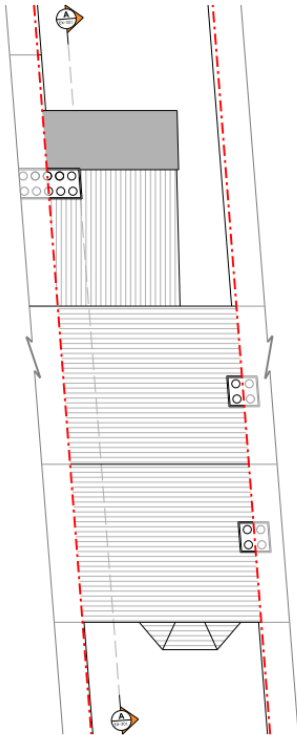
EXISTING AREAS				
	Flat No.	Dwelling type	GIA	Amenity Area
	Flat A	1 bed - 1 person	39.10 sqm	65.35 sqm
	Flat B	1 bed - 1 person	40.83 sqm	65.35 sqm



Ground Floor Plan



First Floor Plan



Roof Plan

3. Existing Floor Plans and Environment

- Existing first floor flat comprised of a compressed kitchen with no natural daylight.
- First-floor flat included a bathroom, which was accessible via the kitchen, resulting in a dysfunctional layout.
- First-floor flat had no amenity space.
- Property had started to show evidence of damp, resulting in rot, due to lack of ventilation which did not meet the current building regulations.

4. SPD Guidelines

- **(DM8)** “Conversely, in locations with already high numbers of flats or houses in multiple occupation, conversions to single family housing could help create a more mixed and sustainable community”. Refer to Section 4 which demonstrates the intensity of flats locally.
- **(DM10)** “An appropriate level of private outdoor space is expected”. The two flats did not permit this due to no access to garden from the first floor flat. The single dwelling allows access and full use of the garden.
- **(DM4, DM8)** “access to sunlight and daylight”. The kitchen to the first-floor flat did not include this.
- **(DM8)** “The property to be converted to a flat or large HMO should have four or more bedrooms or measure more than 120 square meter gross”. This demonstrates that the flats would not meet this criteria with the combined GIA equating to just over 80 square meters.
- **(DM4, DM8)** “it will be necessary to ensure appropriate sound insulation between proposed and neighbouring units before a converted property is occupied”. The flats did not include adequate soundproofing.

4. SPD Guidelines

- **(DM4, DM8)** "Proposed layouts should avoid locating living rooms, bathrooms and kitchens next to, above or below proposed neighbouring bedrooms. Instead, the 'stacking' of rooms of a similar type is preferable'. The existing layouts did not include for stacking. For example, the bedroom to the first floor flat was located above the ground floor flat living room.
- **(CS24, DM4, DM8)** "The provision of outdoor cycle storage should have a secure, covered and convenient location. The storage area should be lockable with provision to secures within it". The existing flats did not have provision for bike storage.
- **(DM8)** "At least one unit of accommodation created should be suitable for family occupation with a minimum of two bedrooms". Both flats provided for 1 bedroom only.

5. Flat Density Locally

App. No.:	970029	Site Address:	21 Prince Of Wales Avenue Reading RG30 2UH
Description:	Change of use of ground floor shop to flat.	Decision Sent Date:	23/06/1997
Received Date:	02/05/1997	Decision Date:	23/06/1997
App. No.:	890571	Site Address:	23 Prince Of Wales Avenue Reading RG30 2UH
Description:	Conversion into two self-contained flats with two parking spaces at No21 Prince of Wales Avenue.	Decision Sent Date:	25/08/1989
Received Date:	22/06/1989	Decision Date:	25/08/1989
App. No.:	150012	Site Address:	29 Prince Of Wales Avenue Reading RG30 2UH
Description:	Certificate of Lawfulness for existing ground floor flat and first floor flat.	Decision Sent Date:	11/03/2015
Received Date:	06/01/2015	Decision Date:	11/03/2015
App. No.:	991916	Site Address:	31 Prince Of Wales Avenue Reading RG30 2UH
Description:	Conversion of and Extensions to Existing Building with Two Storey New Build to form 6 x Flats and 1 x Two Storey House	Decision Sent Date:	07/02/2000
Received Date:	13/12/1999	Decision Date:	07/02/2000
App. No.:	051080	Site Address:	33a Prince Of Wales Avenue Reading RG30 2UH
Description:	Domestic flat	Decision Sent Date:	25/07/2005
Received Date:	10/06/2005	Decision Date:	25/07/2005

5. Flat Density Locally

App. No.:	021425	Site Address:	33b Prince Of Wales Avenue Reading RG30 2UH
Description:	Certificate of Lawfulness for ground floor flat	Decision Sent Date:	09/08/2002
Received Date:	17/05/2002	Decision Date:	09/08/2002
App. No.:	200294	Site Address:	35 Prince Of Wales Avenue Reading RG30 2UH
Description:	Change of use from retail (A1) to 1 bedroom flat(C3). Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	Decision Sent Date:	20/04/2020
Received Date:	24/02/2020	Decision Date:	20/04/2020
App. No.:	010017	Site Address:	35 Prince Of Wales Avenue Reading RG30 2UH
Description:	Enlarging shop demolition of ex roofed area and internal alterations.	Decision Sent Date:	18/01/2002
Received Date:	19/11/2001	Decision Date:	18/01/2002
App. No.:	980024	Site Address:	46 Prince Of Wales Avenue Reading RG30 2UH
Description:	Change of use of glazing shop (and associated offices) to form two flats.	Decision Sent Date:	03/06/1998
Received Date:	06/04/1998	Decision Date:	03/06/1998
App. No.:	091574	Site Address:	48 Prince Of Wales Avenue Reading RG30 2UH
Description:	Demolition of existing flat roof shed and the construction of a purpose built pitched roof storage unit and rebuild of boundary wall	Decision Sent Date:	04/11/2009
Received Date:	26/08/2009	Decision Date:	04/11/2009

5. Flat Density Locally

App. No.:	020263	Site Address:	48 Prince Of Wales Avenue Reading RG30 2UH
Description:	Certificate of Lawful Use for use of property as 2 flats	Decision Sent Date:	04/10/2002
Received Date:	13/08/2002	Decision Date:	04/10/2002
App. No.:	980610	Site Address:	48 Prince Of Wales Avenue Reading RG30 2UH
Description:	Conversion of existing 3 bedroom house into 2 No. 1 bedroom flats with single storey bathroom extension and associated parking.	Decision Sent Date:	08/02/1999
Received Date:	30/11/1998	Decision Date:	08/02/1999
App. No.:	890508	Site Address:	48 Prince Of Wales Avenue Reading RG30 2UH
Description:	CONVERSION OF SINGLE DWELLING INTO SELF CONTAINED FLATS	Decision Sent Date:	10/10/1989
Received Date:	06/07/1989	Decision Date:	10/10/1989
App. No.:	991839	Site Address:	49a Prince Of Wales Avenue Reading RG30 2UH
Description:	Erection of three dwellings (Demolition of existing warehouse)	Decision Sent Date:	18/08/1999
Received Date:	18/05/1999	Decision Date:	18/08/1999
App. No.:	010631	Site Address:	52 Prince Of Wales Avenue Reading RG30 2UH
Description:	Close up existing kitchen door and install new door to back garden	Decision Sent Date:	31/07/2001
Received Date:	07/06/2001	Decision Date:	31/07/2001

5. Flat Density Locally

App. No.:	020967	Site Address:	56 Prince Of Wales Avenue Reading RG30 2UH
Description:	Property converted into four flats	Decision Sent Date:	22/08/2002
Received Date:	27/06/2002	Decision Date:	22/08/2002

App. No.:	991516	Site Address:	74 Prince Of Wales Avenue Reading RG30 2UH
Description:	Change of use ground floor from A1 hairdressers to one bedroomed flat	Decision Sent Date:	06/04/2000
Received Date:	15/09/1999	Decision Date:	06/04/2000

6. Conclusion

- The local area is heavily populated with flats, therefore converting these 1 bed flats back into a single dwelling will have a positive impact regarding a mix of housing type.
- The two flats were sub-standard in terms of planning policy/SPD guidance.
- The two flats did not comply with the building regulations, in particular, fire and sound.
- Poor design with lack of stacking and lack of daylight/outlook to the kitchen of the first-floor flat.