

Planning Design & Access Statement relating to part first floor extension of rear addition , rear single storey extension, roof alterations to provide double gable on Fatherson Road & 2no dormers facing 97 London St. Various external door & window alterations & additions to 99-99A London Road Reading RG1 5BY from 2 self contained flats, office/4 bedroom HMO & storeroom to 6 1 bed self contained flats retaining the ground floor office.

& Heritage statement.

Date. 22-06-22

Project Ref 9132

1.0.0. The Site & Planning history

The site consists a linked detached three storey Victorian building situated on the corner of London Road & Fatherson Road.

The building currently has a lawful use for the following;

Ground floor-

Front office Class E
Bedsit 1 -Self contained flat
Bedsit 2- Self contained flat

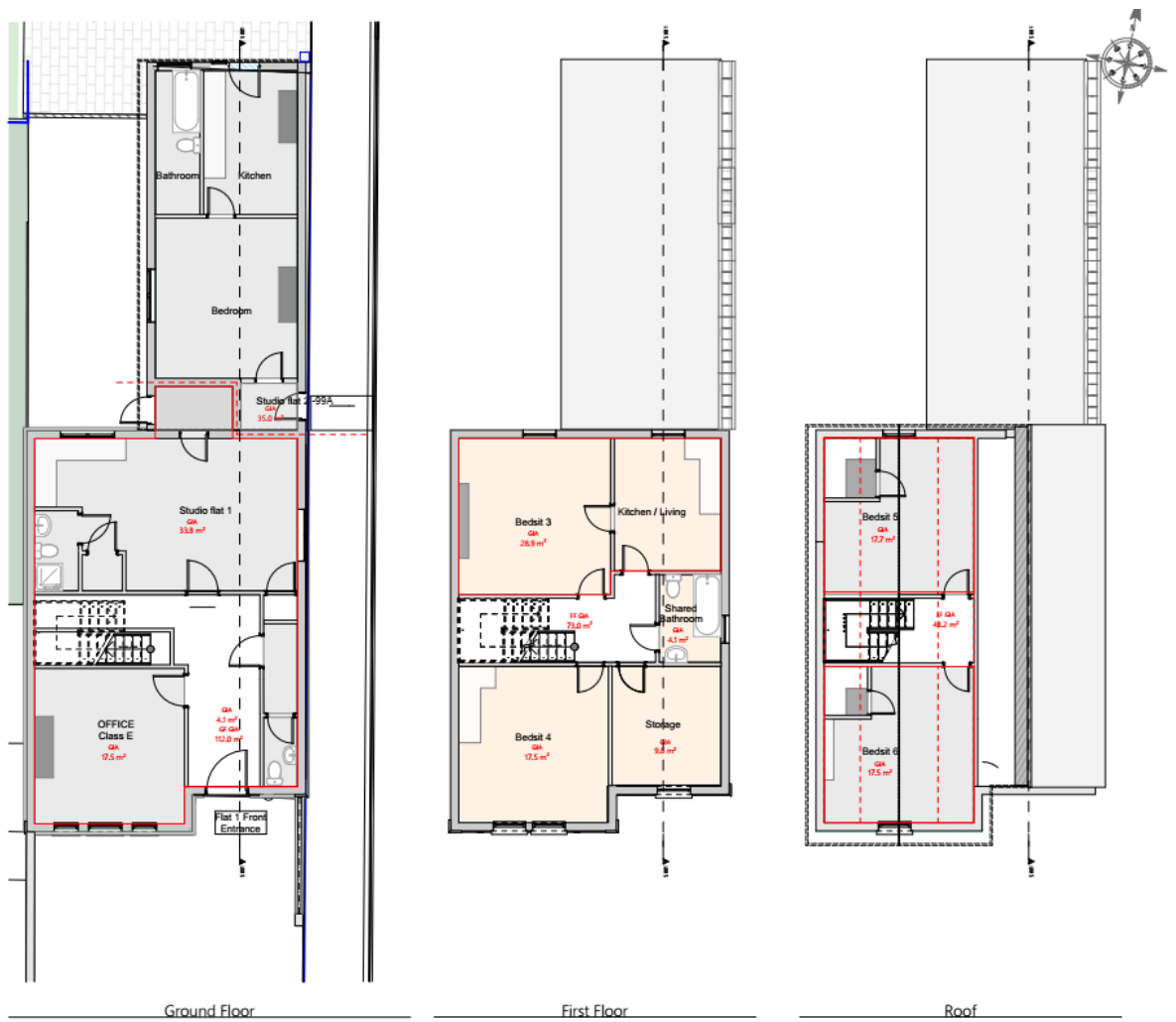
First floor-

Bedsit 3 HMO room with Kitchen
Bedsit 4 HMO room with kitchen
Store room

Second floor-

Bedsit 5 HMO room with kitchens
Bedsit 6- HMO room with kitchens

The building is Licensed as a 7 person HMO with Reading Borough Council.



Existing layout.

2.0.0. Development proposals

The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).

4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

The proposal is to –

Rear first floor extension, roof alterations to provide double gable on Fatherson Road & 2no dormers facing 97 London St. Various external door & window alterations & additions to 99 London Road Reading from 2 self contained flats, office/4 bedroom HMO & storeroom to 6 1 bed self contained flats retaining the ground floor office.





Proposed Perspective view



3.0.0. Use & Amount;

The current lawful use contains 2no self contained studio flats, 4 bedsits as HMO & self contained office on the ground floor currently used by the Applicant to support their letting business.
The proposal is to alter & extend the building to provide 6no 1 bed self contained flats.

4.0.0.. Layout, scale & massing ;

The proposed layout considerably improves the internal arrangements as it now provides 6no 1 bed flats & creates a bigger office for the use by the applicant with its own dedicated entrance & wc.

A small first floor extension has been provided on the top of the rear single storey addition to extend bedsit 3 into a 1 bed unit of nearly 50sqm, now 1 bed unit.(FLAT 3)

A small lean-to single storey extension is proposed to studio flat 1, Studio flat 1 is altered internally to provide a 1 bed unit of 38.7sqm (Flat 1)

Studio (Flat 2) (99A) is altered externally & internally to provide a 1 bed flat. 38.5sqm.

Bedsit 4 is incorporated with the shared bathroom & store room to provide (Flat 4), a 1 bed unit of 37.5sqm.

The second floor has been altered by the incorporation of 2no gables over looking Fatherson Road & 2no small pitched roof dormers on the opposite elevation. This effectively makes bedsits 5-6 into 2no 1 bed self contained of 28.6sqm each (FLATS 5-6), although under the national standards of 37sqm for a one bed unit this application should in my opinion be supported as it provides two more market affordable self contained units in Lieu of 2no bedsits with a shared bathroom on the first floor.

The scale & massing respect the host building & does not affect the setting of the listed Building at no 97.

54.0.0. Landscaping

Soft landscaping is proposed to the Fatherson & London Road frontages in the form of native hedging. I suggest a planning condition on this matter will be acceptable.

5.0.0. Appearance

Careful attention has been paid to the design & external features. Extensions proposed will be built in a near matching material using imperial bricks incorporating a Flemish bond 1:1:6 cement/lime mortar flush finish. Matching detailed brickwork will also be incorporated as shown on the 3DS.

6.0.0. Access & parking

See below.

7.0.0. Policy assessment

7.1.1 Current national policy comprises mainly of the National Planning Policy Framework (NPPF), updated in 2021. The following paragraphs from the NPPF are considered to be relevant:

7.1.2 **Paragraph 7** states that *"The purpose of the planning system is to contribute to the achievement of sustainable development."*

7.1.3 **Paragraph 8** identifies the three objectives of sustainable development as: economic, environmental and social.

7.1.4 **Paragraph 10** clarifies: *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

7.1.5 **Paragraph 38** requires that *“Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”*.

7.1.6 **Paragraph 60** confirms the Government` objective to boost the supply of housing.

7.1.7 **Paragraph 119** comments that planning should make effective use of land in meeting the need for homes & other uses whilst *safeguarding and improving the environment and ensuring safe and healthy living conditions”*. *safeguarding and improving the environment and ensuring safe and healthy living conditions”*.

7.1.8 Paragraph 126 identifies that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*, whilst **Paragraph 134** states that *“In determining applications, great weight should be given to outstanding...and/or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”* The National Design Guide builds on the above, and clarifies that *“well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109)*.

7.2.1 Policy CC1 of the Local Plan reflects the NPPF’s presumption in favour of sustainable development. The site is within the urban area of Reading, where development is acceptable in principle.

7.2.2 Policy H1 of the Local Plan references a shortfall in housing supply of 230 homes and the supporting texts states that sites for new development are limited. Paragraph 69 of the NPPF recognises the important contribution that small and medium sized site can make to the housing requirement of an area and that they are often built out relatively quickly. As such, paragraph 69 (c) states that local planning authorities should *“support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”*. 8. The site therefore represents a windfall site that will make a net contribution of 5 homes to the Borough’s Housing Land supply, supported in both local Policy and national policy.

7.2.3 The site is situated on the main London Road & Fatherson Road to the Regional Reading Central Area town centre. Paragraph 86 of the NPPF states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth and recognising that residential development often plays a key role in ensuring the vitality of centres and encourage residential development on appropriate sites. The principle of the provision of homes in this highly sustainable location close to local, district and regional centres is supported in local and national policy.

7.2.4 Sustainable Development: As set out above, the site lies in a highly sustainable area, close to all major services, bus & cycle routes, local leisure amenities and areas of cultural significance including places of worship and Palmer Park

Policy CC3 (adaptation to climate change),

Policy CC5 (waste minimization and storage) the applicant is proposing to use reclaimed materials where possible within the altered elevations.

Policy CC6 (accessibility and intensity of development) The proposed flats are now more accessible & the

intensity has been reduced by one occupant.

Policy CC8(SAFEGUARDING AMENITY) The proposal hugely improves the living conditions for future occupiers from its existing format

8.0.0. Design Scale & Character

The design is in keeping with the character of the area in both its visual impact on the street scene, the scale is not out of keeping but sits nicely within the existing environment in scale & character. The brick detailing around the windows and around the gables is sympathetic to the surrounding area and echoes the details to 101 London road. The proposal complies with policy CC7

9.0.0. Residential Amenity

Flats 1 & 2 have been provided with a small outside sitting area which is quite private. The other bedsits did not have any outside amenity due to their layouts, the proposed first & second floor flats have not been provided with any outside space but do benefit from an improved internal space & arrangements. The existing arrangements are not suitable for children, units 1 & 2 proposed would provide limited outside space for a young child.

10.0.0. Transport & Parking

There is currently off street parking for up to 3 cars on the frontage. This situation will be unaltered.

The site is in a highly sustainable area within the built up environment of Reading close to the town centre & all local services & amenities. The site is served by bus stops on Kings road, Cemetery Junction, Craven Road as well as cycle and bus lanes to Kings Road.

We are proposing to provide individual cupboard space within the flats for Brompton fold up cycles or similar. We are also proposing 1no 7KW EV charging point on the front parking area.

11.0.0. Trees & Landscaping.

There are no trees within the site curtilage. Native hedge planting is proposed on the frontages to Fatherson Road & London Road behind the existing boundary walls.

12.0.0. Ecology

As the loft area is occupied for living, there is little scope for rooting bats to occupy the roof voids.

13.0.0. Sustainability

New development needs to make provision for the effective use and protection of natural resources, where applicable, future proof homes, and contribute to carbon reduction. The NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished; however it is proposed that the development would conform to Part L of the Building Regulations which as of 2020 requires a 19% reduction in carbon emissions over the 2013 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through:

A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating; The upgrading of the external walls to achieve a

better U value via internal insulation applied to the inner faces. The insulation of the roof spaces. Double glazed windows.

B. Use of locally sourced, recycled materials and labour where practicable;

C. Maximizing the use of natural light through well-placed large and floor-ceiling windows;

D. 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;

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

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

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

H. '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;

L. Permeable driveway/parking spaces to avoid increase in surface water runoff; and

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.

14.0.0. Noise

The proposal is to upgrade the existing windows with sliding sash double glazed windows to achieve Rw30dB incorporating acoustic trickle vents to London Road frontage.

15.0.0. CIL

A CIL form will be submitted with the application.

16.0.0. Conclusion

This application seeks to improve the quality of the building incorporating sensitive alterations which in turn will improve the living accommodation to provide 6no 1 bed flats from 2no self contained bedsits & 4no HMO rooms which currently share facilities.

There is a decrease in the number of residents proposed within this building, there should therefore be no issues with off street parking & any affordable contributions as this is a House in multiple occupation.

The proposal seeks to improve the existing street scene with alterations sympathetic to the character of the surrounding area with the benefit of much improved self contained living units.

Heritage statement relating to part first floor extension of rear addition , rear single storey extension, roof alterations to provide double gable on Fatherson Road & 2no dormers facing 97 London St. Various external door & window alterations & additions to 99 London Road Reading from 2 self contained flats, office/4 bedroom HMO & storeroom to 6 1 bed self contained flats retaining the ground floor office.

The application site is located adjacent to 95/97 London Road, these buildings are Grade II Listed



Number 97 is owned by the Applicant. The current use is multiple occupation which is lawful & benefits from an HMO License.

The building is Grade II Listed. The following is extracted from the Historic England Listing Description

LONDON ROAD 1. 5128 (North Side) Nos 95 and 97 SU 7273 7/516 II GV 2. Mid C19 pair. Eldon Square type Italianate. 2 storeys stucco on brick. Band over ground floor. Slate roof with projecting eaves. 4 windows including gabled end breaks over porches. 1st floor paired narrow round headed sashes, in centre a groove panel. French casements ground floor to verandah between outer breaks, cast iron guard and standards, tented canopy painted in alternate stripes. End bays have slight projection for round headed doorways and windows above which have dentil cornice and pediment capping. Recessed doors.

Listing NGR: SU7272273114

There is no known impact upon archaeology from the proposals due to the extent of former ground disturbance in this localized area.

Development impact on the historical Asset;

Front elevation- No impact upon the front elevation or the streetscape as a whole

Rear elevation- No impact on the rear elevation of the Listed Building.

The incorporation of two gables to the Fatherson road frontage with additional windows & doors creates visual interest & is in keeping with the architectural character of the road as can be seen in the photo below.



Immediately to the rear of 99 London Road a small dwelling has recently been approved, a perspective is shown below incorporating the subject of this application together with the recently approved dwelling to the rear. The incorporation of the two new gables flows with the gables of the new dwelling & the nursery at 22 Fatherson Road.



Relevant Policy:

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced in 2018 and 2019. It replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF.

In determining applications, the NPPF explains at paragraph 189 that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

In Paragraph 193 it states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In Paragraph 196 it states that: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing.

Conclusion.

The proposed extensions & alterations in our opinion are sympathetic to the local character of the area & believe it actually improves the street scene along Fatherson Road.

The proposals do not affect the setting of the Listed buildings at 95-97 London Road.

The proposal acts in accordance with the requirements of the Local Authority as well as being in accordance with Historic England development guidelines & policies.