

Introduction

This statement is prepared for the full application for an extension and confirmation of change of use at Summerfield, 4 Kidmore Road, Caversham RG4 7LU.

Site Description

The site is located on the east side of Kidmore Road, which is predominantly a residential street. The site has a single detached building, which was previously used as a Care Home, which was closed in 2017. There are no flood risks to the site or is in proximity to any listed building or within a conservation area.

Planning History.

- 2002 - 021140 Extension to Residential Care Home - Approved
 - 2006 - 061360 Extension to residential care home - Approved
 - 2010 - 100433 Extension to residential care home - Approved
 - 2010 - 101903 Outline application for the erection of three dwellings with new access road (Access and Layout only).
 - 2012 - 121497 Two storey side extension, single storey side and rear extensions, and a single storey rear extension to form a 9-bedroom dementia care unit joined by a walkway, with associated parking. - Withdrawn
 - 2013 - 131164 Proposed two storey side and single storey side and rear extensions to the existing nursing home building and the erection of a new single storey dementia care unit in rear garden area with walkway link.- Refused
 - 2019 - 190467 Conversion and extension to convert former residential care home (C2) into 8 residential dwellings (C3), including parking, bin & cycle store and landscaping - Approved
 - 2021 - 210118 Variation of condition 2 approved planning permission 190467 - conversion and extension to convert former residential care home (C2) into 8 residential dwellings (C3), including parking, bin & cycle store and landscaping to amend the approved plans.
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The Current Site.

Subsequently to the above applications the southern portion of the site has now transferred into the ownership of 2a Kidmore Road.

The Proposals.

The site is to be retained as one dwellinghouse with associated uses, with ample parking and new rear external patio areas. Care and attention has been made to ensure that there is a sympathetic approach to the constraints of the site, and the neighbouring impacts onto residential houses in terms of outlook, light and privacy issues.

The elevations and general design concept has evolved to ensure the quality of the elevations for the residential buildings through use of brickwork and detailing positioning of window openings. It is considered that the design of the scheme would enhance the quality and character of the area and would be a successful integration within this part of Caversham.

Planning Assessment

The site is considered to be a brownfield site in a sustainable location.

There are no ground conditions or other environmentally sensitive receptors that would prevent the site from being re-developed.

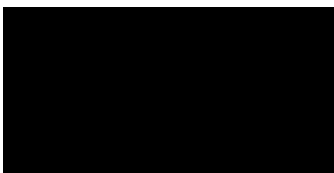
Considering the previous planning approval in 2019 the site has shown it is no longer viable for a care home in this location, the application looks to re-formalise this change of use.

The proposal would result in new housing replacing a closed Care Home.

The proposals would not result in any negative impact on the amenities currently enjoyed by neighbouring occupiers.

Officers are respectfully asked to support the application. In the interest of proper planning Officers are requested to contact the agent should there be any queries.

Yours Sincerely



Edward Mather RIBA
Director & Architect