

Supporting Statement for the Ground and First Floor Development adjoining No 62A Bedford Road, Reading RG1 7EX facing William Street , comprising one 1 Bed ground floor flat and one 1Bed flat and one studio flat, first floor . Application Reference 220114

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Introduction and Description of Proposed Development

The proposed works comprise one 1 Bed Flat on the ground floor , one 1 Bed Flat and one Studio Flat on the first floor. The proposal utilizes the existing vacant plot to the side of No 62A Bedford Road, with access off William Street, together with extending No 62A above the existing single storey flat roof fronting William Street, backing onto the long vacant back gardens of Bedford Road properties. The site does not lie within a conservation area, nor contain any listed buildings. The existing access to the side of No.62A is to be retained from the proposed open recessed entrance area, also with the entrance door to the new ground floor flat, and an area for refuse storage. A new staircase and landing area above, leads to entrance doors to the 1 Bed Flat and Studio on the first floor. A small patio garden is retained for the ground floor flat. The external appearance of the development is intended to resemble that of the existing adjacent building, as if 'one development', with matching materials of stock bricks and slate. There are no designated parking spaces to the existing flats, and none proposed for the new development. Street parking is provided for residents nearby, and the use of vehicles is likely to be minimised in view of the close proximity to the Town Centre, Public Transport and Reading Station.

National Planning Policies Applying

PPS1 seeks Sustainable Development through the planning system, including making sustainable land available for development. With high quality design, and ensuring new development supports existing communities, and contributes towards, safe sustainable mixed communities with good access to jobs and key services. PPS1 also seeks to promote regeneration to improve wellbeing of communities, by providing shops and jobs with easy access, other than by private car, and, promote more efficient use of land through higher density mixed development, and use of vacant unused land.

The proposed development, by virtue of position, design, and use of unused land is considered to comply in all respects with PPS1.

PPS3 requires new development to be suitable for their location, offer good connection to jobs, services and infrastructure. Also provide a mix of housing accessible to the market and provide specific housing requirements to the community, in addition to making effective re use of land.

The proposed development by virtue of providing low cost accommodation in a sustainable position, and on presently unused land complies with the requirements of PPG3

Planning Policy paragraph 13 requires development to enable accessible movement, where access to shops and jobs are available via public transport, and less on car dependence.

The development site is ideally placed for modes of public transport, being in close proximity to the town centre and bus routes.

Development Plan Context & Berkshire Structure Plan

These provide a framework for development over the next 20 years, emphasising the importance of development in Urban Areas in major towns. Policy EN4 concerns any adverse impact on surrounding areas.

The proposals seek to maximise the use of this under developed site with sympathetic design suited to the street scene, and therefore compliant with Policy EN4.

Compliance with Reading Borough's Local Plan adopted in 1998 is seen by adding 3 additional dwellings to housing within the Town Centre.

Design Standards Policy HSG5 seeks to maintain and improve the quality of design also ensuring proposals are compatible with the scale and character of its surroundings.

In this regard, consideration was given to the adjoining property and its treatment, and an extension of a similar scale and treatment was chosen as the solution to the scheme.

Modern construction methods including floor and party wall insulation will contain the passage of sound between units and provide good living standards for the occupants.

Highways/Transport Policy TRN11a

TRN11a requires the development to minimise the need to travel. The proposal is close to the Town Centre, to Public Transport Services, and to Reading Station and therefore in a highly sustainable location. Policy TRN12 relates to parking standards. In this regard the development lies within an area where on site parking is rare, and street parking is available. It is noted that parking requirements (1 per unit, for the accommodation) will be relaxed where circumstances of the site justify it. It is considered that it is justified in this instance.

Sustainability Statement demonstrating commitment to Sustainable Design and meeting Policies of the Reading Local Plan 2019

CC2 requires the performance of new buildings by addressing the BREEAM levels of emission targets, providing higher standards of performance involving tailoring criteria in existing standards to the developments specific use. Such consideration will be applied to these proposals, although site constraints will limit the opportunity to maximise the benefit of the application.

CC3 requires consideration of orientation, shading, heating/ventilation and surface water run off. In this regard the proposal is limited in opportunity to incorporate measures other than in the specification of construction, which will include heating and ventilating systems to mitigate high emissions. Surface Water run off can only discharge into the existing system via gutters and down pipes.

CC4 Decentralised Energy to any development is to be considered. This is energy that is generated off the main grid applying to much larger schemes and situations. The requirements of CC4 could not be considered for this proposal.

CC5 Waste Management and Storage. This policy seeks to minimise the generation of waste, both during construction and over the lifetime of the development. In this regard the proposal for 3 additional small units will not produce high volumes of building waste, little demolition is necessary, and due to the compact nature of the site good management of materials will be vital. An area for the storage of domestic waste bins is provided at ground level, with ease of collection from the roadside.

EN18 Flooding and sustainable drainage systems. The development is not considered to be a major scheme, nor does it lie in an area liable to flood. The proposal is a compact urban scheme with mostly roofwater run off intended to discharge into the existing S.W. system .

H5 Standards for New Housing. H5 requires the consideration of sustainable building construction, and higher water efficiency, stating that all 'Major' new build to achieve zero carbon emission. 'Other' schemes must achieve minimum of 19% improvement over 2013 Building Regulations Standards, to help towards the effects of climate change. In this scheme such improvements will be achieved through good construction, design and specification, where higher standards of roof and wall construction will incorporate modern forms of insulation, space and water heating and controls.

Conclusion

It must be accepted that design options for the site are limited, however the use of such opportunities are encouraged within town centres, and this proposal does make good use of the vacant plot without detriment to the surrounding properties or the street scene. National, regional and local planning policies relating to developments of this nature are considered to have been met. The majority of policies applying relate to protecting the environment, and the scope is limited on such a small site ,other than through specification and construction methods. In this regard the use of high performance insulation and heating will be applied beyond the present requirements. It is suggested that all relevant policies applying have been considered , addressed and satisfied.