

PLANNING STATEMENT rev. 00

Purpose of the report: The purpose of this report is to accompany a planning application to provide a balanced justification for development.

Heritage Asset and its Setting:

Project Address: 49 South Street, Reading, RG1 4QU

Conservation Area: None

Listing Status: Grade II List entry no. 1156987

Building Use: Office. Currently vacant.

Project Overview:

Change of use of the ground and first floor from office to single residential dwelling. The basement is already used as residential.



Photo 1 – Front Elevation



Photo 2 Rear elevation

LOCAL CONTEXT:

The building is a two storey plus basement early 19th century terrace originally designed as a house and converted into office accommodation in modern times. The basement level is residential in purpose. Listed as part of a group of 4 houses. The area behind the property is laid to tarmac for parking.

The local area is mixed in its nature with a huge variation in building eras and scales. There is a mixture of residential and commercial in the local area. The density of the buildings around the site has intensified greatly over the years as Reading grows as a town.

THE NEED FOR THE PROPOSED DEVELOPMENT:

The property is currently vacant as it was unable to be rented as commercial property after the tenants left during the first coronavirus national lockdown. This situation has been enforced by the continuous working from home situation driven by covid and is fundamentally changing the landscape of rented office space where the demand for medium sized units has increased where staff can be spaced out. The building being continually empty poses a substantial risk to the building which is Listed in nature.

HOW THE PROPOSED DEVELOPMENT ACCORDS WITH RELEVANT NATIONAL, REGIONAL AND LOCAL PLANNING POLICIES;

- The proposals do not result in loss of employment since the space is unable to be rented out due to its size and access limitations.
- The need for alternative uses are stronger than the need for the retention of employment land.
- There is a pressing need for additional housing in Reading and the surrounding area.
- It is a use sympathetic to the Listed building since it is a conversion back to a previous building use. It brings a Listed building back into use.
- New developments are encouraged to have a capacity of 3 bedroom or more which this complies with.
- The conversion complies with the national housing standards.
- The proposals do not result in an increase in the floor area of the building.
- . Open space is provided to accommodate modest sitting out areas and clothes drying facilities.
- Cycle Parking is provided for the development.
- Refuse bin storage is provided.
- Due to the close proximity to the town centre and sustainable transportation methods a single parking space is provided and a greater amount of amenity space. Should the planners require the amenity can be reduced and an additional parking space provided. The location for housing is a highly sustainable location due to good transportation links.
- The proposed new use of the site reduces the amount of car journeys in Central Reading with a reduction of car spaces from 5 to 2.
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CONSIDERATIONS FOR ALTERNATIVE USE:

Proposals have considered the use of the building as an HMO or split into a number of one bed flats. It was considered however that the conversion into a single dwelling was the most sympathetic solution for the needs of the Listed Building requiring minimal intervention.

SITE ACCESS:

There is no change to the existing access.