

Planning Statement

Planning Application for change of use of existing
house into 2 separate dwellings
at
15 Highmead Close, RG2 7NG

For

Mr D Hill

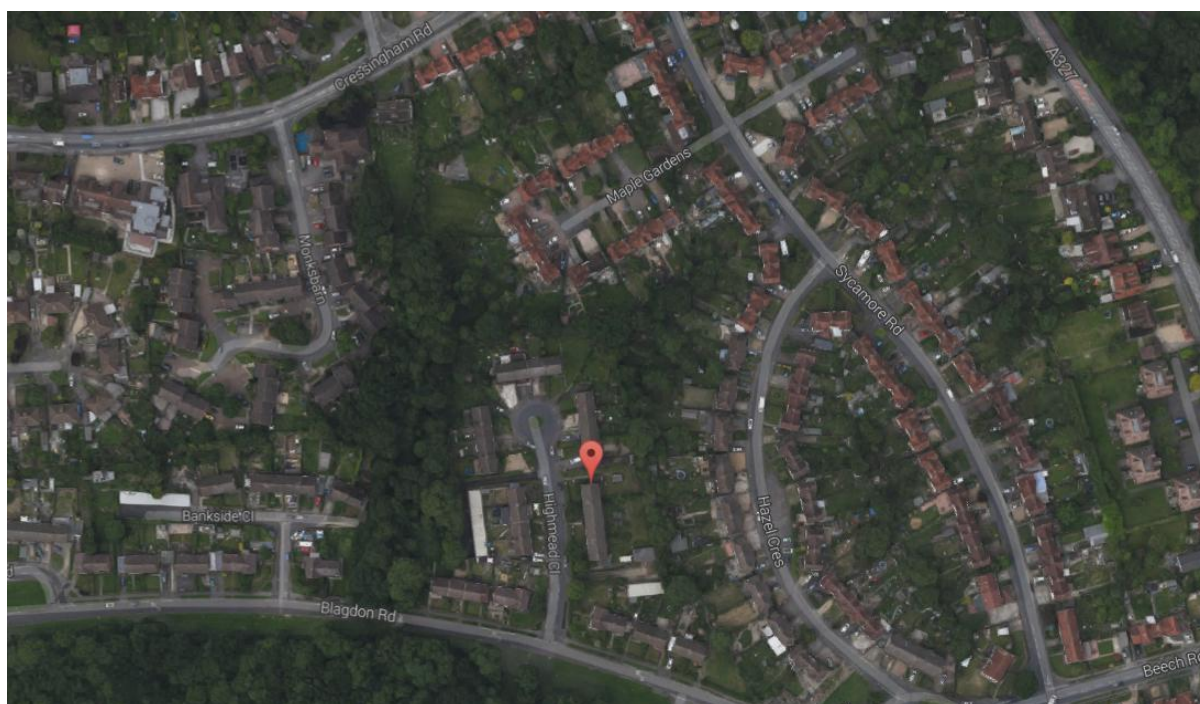
March 2022

1.0 Introduction

- 1.1 This Design and Access Statement (DAS) accompanies a Planning Application Submission for the change of use of a single dwelling into two separate dwellings.

2.0 Context

- 2.1 15 Highmead Close is a terraced (4 houses in terrace), brick-built house situated in the Reading, Berkshire.
- 2.2 Site layout: The existing property (15 Highmead Close) is the end terrace which was recently extended at the side (RBC Planning Reference 181379) and is accessed off Highmead Close with gardens to the front and rear and adjoining properties to the right.
- 2.3 The site has an area of 501m² and has a triangular plan (due to it being the end terrace).
- 2.4 Uses: The existing use of the site is as a single residential dwelling and the proposed scheme is separate it into two separate dwelling.



Aerial view of site



Detailed aerial view of site



Aerial view of site

3.0 Planning History:

- 3.1 The site has had three previous applications submitted.

Ref No. 141486 Approved 12 November 2014

The application was for a two-storey side extension.

Ref No. 150640 Refused 26 June 2015

The application was for a new attached dwelling in the garden of 15 Highmead Close

Ref No. 181379 Approved 9 November 2018

The application was for a two-storey side extension.

- 3.2 **A Planning Appeal Ref Appeal Ref: APP/E0345/W/15/3141311** was submitted in relation to Application 150640

The original Planning permission was refused for the proposed development for the following three reasons.

1. *The proposed dwelling would have a distinctly different appearance within the street scene in comparison to adjoining terraced dwellings by virtue of its uncharacteristic relationship to the established front building line, narrow width, markedly different front window arrangement, positioning of the front door to the side, and the subdivision of the front garden area to serve two dwelling which would be dominated visually by vehicle parking. On this basis the proposal would fail to make a positive contribution to the character or appearance of the area, contrary to Paragraph 64 of the NPPF, Policy CS7 (Design and the Public Realm) of the LDF Core Strategy (2008) and Policy DM11 (Development of Private Residential Gardens) of the Sites and Detailed Policies Document (2012).*
2. *The two storey building, by virtue of being on the boundary with and extending beyond the rear building line of No. 15 Highmead Close, would have an overbearing nature whose bulk and scale would have a detrimental impact on the amenities of no. 15 Highmead Close, contrary to policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document (2012).*
3. *The proposed development would result in the vehicle parking provision for the site falling below the requirements in the Councils Adopted Parking Standards and Design Supplementary Planning Document. This is likely to result in additional on-street parking, which would be detrimental to road safety and the flow of traffic, and in conflict with Core Strategy Policies CS20 and CS24 and the Sites and Detailed Policies Document Policy DM12.*

- 3.3 The appeal was dismissed but the appeal inspector noted the following regarding the reasons for refusal, Reasons 1 and 2 above were still valid but that reason 3 was not valid as he noted that he was "satisfied that the appeal proposal would provide acceptable provision for off-street parking."

The level of parking provided is there fore deemed acceptable and the appeal finding was referenced on the approval for a new house opposite (Ref 180641) that has the same parking as proposed on this site,

4.0 Design Principles and Concepts:

4.1 **Proposals and layout**

The proposals seek to convert the recent side extension into a two storey two-bedroom house dwelling.

4.2 **Amount**

The site is an established residential site which consists of a 5 bed terraced house following the recent extension.

The new separated dwelling's internal floor area will amount to 86m²

4.3 **Scale**

The house is existing, and no changes are proposed to its relationship to adjacent houses and gardens etc.

4.4 **Layout**

A kitchen/breakfast room/lounge area along with a WC are located on the ground floor with two bedrooms and a bathroom at first floor.

Internally the new dwelling is laid out at to address its triangular plot with windows on its rear and side elevations at ground floor and side at first floor.

4.5 **Landscaping**

Scale:

The existing large rear garden to 15 Highmead Close is proposed to be subdivided between it and the new dwelling (15A). The resulting rear gardens which are appropriate to the scale of the dwellings and achieve the required amenity space will be as follows;

15 High Mead Close	93 m ²	max depth	12.5 m (rectangular in plan)
15A High mead Close	137 m ²	max depth	12.5 m (triangular in plan)

Soft landscaping:

The proposed extension does not require the removal or altering of any trees as part of the application. Any detailed landscaping would be proposed to be conditioned as part of a planning permission.

Hard landscaping:

The existing two number parking spaces to the front of the 15 Highmead Close will divided between the two properties as was acceptable in the Appeal Inspectors view (APP/E0345/W/15/3141311).

Design and Appearance

The proposed dwelling is formed from the existing side extension and no changes are proposed to its elevational treatments.

Bin Storage

15 and 15A Highmead Close will have bin storage as shown on the submitted drawings to comply with RBC minimum requirements

5.0 Access:

5.1 **Part M**

The proposed dwelling will have access to comply with the guidance in the Building Regulations Approved Documents Part M.

5.2 **Pedestrian Access**

Pedestrian access is maintained from Highmead Close to both 15 and 15A via a shared forecourt area and access path/ramp. The path/ramp will provide Part M compliant access to both properties.

5.3 **Vehicular Access**

Vehicular access to both 15 and 15A Highmead Close will be via the existing crossover.

The level of parking shown (1 space per dwelling) is in line with the Appeal officer's comments and the approved new house opposite.

In addition, the scheme will be provide two secure cycle stores to contain 2 cycles each.

5.4 **Emergency Access**

The entrance to 15 and 15A is located within 45m of the highway.

5.5 **Refuse Access**

The bin stores to both 15 and 15A are located within 12m of the highway.

6.0 Flood Assessment:

5.1 The site is not within the flood plain

7.0 External Lighting

7.1 The proposed dwelling will have minimal external lighting.

7.2 What lighting is installed will have low energy LED lamps and have PIR dusk till dawn controllers.

8.0 Area of Outstanding Natural Beauty/ Conservation Area:

- 8.1 The site is within neither an area of outstanding natural beauty nor conservation area.

9.0 Conclusion

- 9.1 This design and access statement has been prepared in order to illustrate the context and explain the reasoning for the proposed development.

The existing house has been extended in accordance with the approved drawings which has established its form and impact on the area. Its conversion into two separate dwellings will not have any impact on the area in terms of the massing and design as it exist and the parking is in accordance with the appeal officers' comments and officer's reports on previous applications on this site and the approved scheme opposite for a new house.

We therefore believe that the application should be approved for the change of use from a single dwelling to two separate dwellings.