

Air Quality Statement

To: Reading Borough Council
Date: September 2021
Re: 58 Prospect Street, RG4 8JN.

Introduction

The document has been prepared to accompany a planning application 58 Prospect Street RG4 8JN for the, 'The construction of a two-storey detached single family dwelling'. The application site is located within an air quality management area. This statement identifies the mitigation measure that have been taken in order to protect the residents from the effects of poor air quality.

Description of site and surroundings

The application site is situated in Caversham, which is located within the Reading Borough Council administrative area. The site is located at the rear of 58 Prospect Street RG4 8JN which is at the intersection of Oxford Street and Prospect Street. The site is approximately a 20-minute walk from Reading Station and there are a number of bus stops in close proximity.

The site is currently in use as a car park, while the main property of 58 Prospect Street is in use as a House in Multiple Occupation (HMO).

The surrounding area is typified by residential dwellings. Whilst residential use predominates, there are also a variety of community and retail facilities in the wider area. In terms of the street scene, the immediate area is characterised by residential buildings which generally consist of two storey terraced properties.

The site currently comprises of a plot of land that is used for vehicle parking and it does not have any built form. The site did previously contain a single storey garage, but this has been demolished. The site is accessed of Oxford Street.

The application site is bound by two buildings. The boundary wall at the end of the rear garden of No. 58 Prospect Road is located to the east of the site. The side boundary wall of No. 5 Oxford Street projects along the western boundary of the site. The north of the site is bound by the rear garden of No.60 Prospect Road.

info@planninginsight.co.uk | 020 7993 4539 | planninginsight.co.uk

31-35 Kirby Street, Farringdon, London EC1N 8TE

Policy Context

Reading Borough Local Plan (2019)

Policy EN15 – Air Quality

The policy states that development should have regard to the need to improve air quality and reduce the effects of poor air quality. The policy is worded as follows.

- i. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account:
 - Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would worsen air quality;
 - Whether the development is within, or accessed via, an Air Quality Management Area; and
 - Whether it can be demonstrated that a local worsening in air quality that would not detrimentally affect human health or the environment would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.
- ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.
- iii. Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring.

Sustainable Design and Construction Supplementary Planning Documents.

Sets out our commitment to producing sustainable buildings. It also interprets existing policy on things like climate change, energy efficiency and renewable energy.

Mitigating measures taken.

- Buffer Zone

The front elevation which fronts onto the road has been set back and it is in alignment with the front elevations of the neighbouring properties. This would ensure that there is a natural buffer zone of 8 metres between that road and the nearest window. In addition



to this, within this buffer zone an element of soft landscaping has been added and it act as a natural barrier capable of absorbing Co2 emissions.

- Habitable rooms.

Two off street vehicle parking bays have been proposed along the front eastern boundary of the site. The elevations that surround the designated parking bays have two windows and one door. The one windows which would be located in-between the two vehicles serves a staircase which is not a habitable room. The door provides access from the parking bays into the dwelling. However, the door leads directly into a hallway, which is not a habitable room.

The second window does serve a kitchen. However, the kitchen is a large open plan area which is served by a large sliding door and four addition windows, all of which front out towards the rear garden.

- Distribution of habitable rooms.

All of the bedrooms are located on the upper floors of the dwelling. The living and dinning room are located at the rear of the dwelling and front onto the rear garden. As such, it is considered that the sensitive uses or either on the upper floors or at least at the furthest point away from the road and off-street parking bays.

Conclusion.

Reading Borough Council's Air Quality Policy EN15 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality.

This statement has listed the mitigation measures taken by the applicant to ensure that the development would comply with the objectives set out in policy EN15.