

owens galliver architects

**PROPOSED HOUSE
AT
25 HEWETT AVENUE and land adjoining**

CAVERSHAM
READING
RG4 7EA

PLANNING STATEMENT IN SUPPORT

Chris Owens
12nov21

To be read in conjunction with drawings 20-1980/000A, and 101A—106A

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

tel 0118 984 1344
oga@owensgalliver.co.uk
www.owensgalliver.co.uk

Owens Galliver Architects LLP

is a limited liability partnership registered in England and Wales under number OC352203
The registered office is as above. References to Partners are to Members. A full list is available at our offices.

Senior Partner: Chris Owens MA (Cantab) Dip Arch RIBA

Consultant: Paul Galliver Dip Arch

A THE SITE AND AREA

SITE LOCATION

The site is in Upper Caversham, at the junction of Hewett Avenue and Chazey Road, with frontages on both roads.

HISTORY OF SITE

The house is one of a number built around the junction of Hewett Avenue and Chazey Road for the Ministry of Defence in the 1960's, and latterly owned on behalf of the National Health Service; they have been in private ownership individually since the late 1990's.

OWNERSHIP

Of the land in question, the ownership is split into two Titles, the house and its front and back gardens, owned by Tristan Mellin, and the "land adjoining" owned by Tristan Mellin and Gareth Mellin.

The Title Plans for the house and Land Adjoining confirm that the titles include the full width of Hewett Avenue and its far pavement as well.

Hewett Avenue and Chazey Road are unadopted.

THE AREA

Chazey Road is a long straight and wide road, with two storey detached and semi-detached houses of a variety of styles, ages and scales, dating from mid 19th Century to modern times. Many houses have been extended, some quite recently. Plot sizes vary. The road is tree lined with hedges, walls and fences enclosing front gardens.

Hewett Avenue is more densely built with generally smaller properties, with smaller front gardens. Those near the site are two storey.

The two roads run orthogonally and meet between 25 Hewett Avenue, and 72 Chazey Road; houses near the junction on the two roads were built as one development, and share scale and character, with principal ridges running parallel to the road the houses address; some have been extended with ridges at right angles.

THE SITE

The site currently comprises a semi-detached house and garage with garden land adjoining. The boundaries of usable land are well defined.

The site shares characteristics of both adjoining roads. Part is 25 Hewett Avenue itself, a wide frontage semi-detached two storey house of about 110sqm floor area, with a linked garage, set quite close to the road and with a deep back garden running up to the extended 74 Chazey Road. The balance of the site is garden "land adjoining" 25 Hewett Road, with a frontage on Hewett Avenue, and on Chazey Road. The gardens are generally laid to grass, with two trees on the Chazey Road frontage.

ACCESS TO THE SITE

The site is bounded on two sides by roads open to the public and service vehicles, with pavement running along the edge of the usable land.

25 Hewett Avenue has a garage with a drive between the garage and road, also used for parking. Additional parking is similarly arranged on the "land adjoining". All vehicle manoeuvres are "drive on" and "reverse off", across the pavement, with dropped kerbs.

Pedestrian access is available via 25 Hewett Avenue, and is possible on the full length of both road frontages, from the pavement.

MAINS DRAINAGE

Records confirm that the mains drainage in the area is managed by Thames Water. A main drain runs from behind 74 Chazey Road, and then across the "land adjoining" and then Hewett Avenue. Behind 25 Hewett Avenue the drainage serving the house is also shared, and the responsibility of Thames Water. Depths of manholes have been established, and they are normal.

There is no mains surface water drainage; there is a Soakaway located in the land adjoining, close to Hewett Avenue.

OTHER UTILITIES

Records provided by SSE and SGN confirm that there are no main supplies running across the land.

TREES AND LANDSCAPE

The two trees on the site are in the western part of the "land adjoining". They both have Tree Preservation Orders in place; the RBC Directory of TPOs shows

25 HEWETT AVENUE

Order no. 90/003

(T8)

An Arboricultural Impact Assessment and an Arboricultural Method Statement have been prepared by Harrison Arboriculture and they accompany this Application.

The area is characterised by wide spacing between houses on opposite sides of the road, with large very mature trees. Front gardens vary -small on Hewett Avenue, but deep on Chazey Road, These latter often have high enclosing hedges on the public boundary, such as that of 72 Chazey Road, opposite the site.

The "land adjoining" is laid to grass under the two trees, with post and rail fencing which is backed up by young hedging on the boundary with 74 Chazey Road.

B PLANNING POLICY REQUIREMENTS

The National Planning Policy Framework applies.

Reading Borough Council Local Plan Adopted nov 2019 applies.

PRINCIPLE OF DEVELOPMENT

The Reading Borough Council Local Plan Adopted nov 2019 states:

H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

1) The proposal makes a positive contribution to the character of the area in terms of:

- **The relationship of the existing built form and spaces around buildings within the surrounding area;**
- **A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;**
- **Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;**
- **Compatibility with the general building height within the surrounding area;**
- **The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;**
- **The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.**

2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;

3) The proposal includes access, which meets appropriate highway standards;

4) The proposal does not lead to tandem development⁸⁹;

5) The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;

6) The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;

7) The emphasis is on the provision of family-sized housing;

8) The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and

9) The proposal does not prejudice the satisfactory development of a wider area.

The principle of development on this site is therefore generally acceptable.

HOUSE AND ROOM FLOOR AREA STANDARDS

The Reading Borough Council Local Plan Adopted nov 2019 **Policy H5** states:

a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.

Table 1 - Minimum gross internal floor areas and storage (m²) (extract)

	Number of bed spaces (pe)	1 storey dwellings	2 storey dwellings
		39 (37) *	
1b	2p	50	58
	3p	61	70
2b	4p	70	79
	4p	74	84
3b	5p	86	93
	6p	95	102
			97
	6p	99	106
4b	7p	108	115
	8p	117	124
	6p	103	110
5b	7p	112	119
	8p	121	128
	7p	116	123
6b	8p	125	132

Minimum room sizes are also defined.

e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations.....

M4(2) defines circulation space requirements, and space around specific furniture, as well as levels of provision for bathrooms and wcs.

In effect the nationally described minimum room sizes are required to meet these standards.

GARDENS AND SIZE of PRIVATE OUTDOOR SPACE

The Reading Borough Council Local Plan Adopted nov 2019 in explanation of **Policy H10** states:

4.4.87 In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation, and they provide a useful guide for proposals:

(a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space).

Reading Borough Council expects a useable garden size for both existing and proposed houses. There is not a specific policy, so the Council relies on past achievements.

REQUIRED PARKING FOR BOTH HOUSES

Reading Borough Council **Policy TR5** with the Revised Parking Standards and Design Supplementary Planning Document 2011, dictate the number of car spaces for the two dwellings.

The site is within Zone 4; for a 3 bed dwelling the requirement is two spaces per house.

It would be acceptable here to assume cars reverse out on to the road, as it is the case for the existing and nearby houses, and as happens on this site already.

BIODIVERSITY

The area is not covered by any defined bio-diversity area or policies, though **Policy H11** states at 8) that the development should provide

biodiversity net gain wherever possible, [and should not] have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and

C PRINCIPAL DESIGN PARAMETERS

SITE ANALYSIS

A Site Analysis drawing 20-1980/102A accompanies this Application, illustrating key considerations in the potential development on the site, including:

- The existing development pattern
- Relationships between and orientation of existing houses
- Scale of existing houses
- Overlooking
- Access
- Mains drainage and utilities
- Landscape, hedging and trees
- Sun path

EXISTING BUILDINGS

The general building line in Chazey Road is varied, and the closest house (74 Chazey Road) has been extended forward of the local line. Whilst the line of 70 and 72 are further back from the road, both have been extended towards Chazey Road. The line of Hewett Avenue is regular apart from the existing garage which is set slightly forward.

As the houses on this junction were built as one development, principal ridges run parallel to the road addressed. Those houses in Chazey Road having since been extended with gables facing the roads have secondary ridges at right angles, setting up an overlapping grid of ridges.

These houses are two storey and generally of the same plan depth originally. To be of compatible scale, a new house would need to be of similar scale, with the principal depth and ridge heights matching the existing houses.

ORIENTATION

The site faces east, south and west, therefore with good daylighting available on both main frontages.

TREES

The two trees have defined Root Protection Areas within which development should be limited.

The two trees though mature have a vertical stature, with limited spread, and open nature, allowing light to reach the lawned ground, whilst also providing dappled shading.

PARKING

The existing parking spaces on the "land adjoining" will be re-used for the proposed house, providing up to 3 car spaces including allowance for a disabled space, without any changes to surfaces or kerbs.

It is possible to accommodate 2 or more spaces for the existing house on the frontage, using one existing space and adding a single space in similar fashion with minimal impact.

DRAINAGE LINE

The existing drainage run from behind 74 Chazey Road, joined by the drainage behind Hewett Avenue, crosses the proposed location for a new house. It will be diverted, at a cost to the developer, so that it is well clear of both the existing and proposed houses, and clear of the defined Root Protection Area.

The mains drain can be diverted and any new run need not be any longer overall than the existing.

Thames Water have informally advised that the drainage needs less than a metre clearance from foundations, therefore a route between the two is proposed, as indicated on the proposal drawing.

SURFACE WATER DRAINAGE

The existing soakaway located on the property can be adapted and re-used.

D THE PROPOSAL

The proposal is for a T shaped footprint, providing a house of 105.5 sqm GIA on two storeys.

A modest feature house on the corner of two roads, completing the corner defined by 74 Chazey Road, and 25 Hewett Road, will sit well with them both respecting their building lines, and maintaining the green open space of the corner.

The proposal responds both to the form of Hewett Avenue and the orientation of 74 Chazey Road, with a plan and roof scape reflecting that house's recent extension, and similar to gabled extensions added to 72 and 70 Chazey Road opposite. The principle building depth matches 25 Hewett Avenue, and the roof height and pitch also match. In this way the proposed house links naturally with the built form in both roads.

The proposed footprint does not project beyond the existing garage frontage in Hewett Road, or the two storey gable of 74 Chazey Road.

Illustrative plans of a 3 bed/4 or 5 person house are included with the Application demonstrating that a house of the proposed scale can comply with the Authority's detailed Policy on room sizes and accessibility, and provide very desirable rooms and outlooks, with flexible space adaptable for a variety of occupants.

The proposed house floor area is similar to the floor area of houses in Hewett Avenue, adding to the mix of available house sizes; other houses in Chazey Road which were the same as 25 Hewett Avenue etc have been extended and are now much larger, and intended for larger families.

Views out at first floor are to the south east and south west, benefitting from maximum daylight.

There is no fundamental overlooking issue in any direction; there need not be any windows looking towards the original back garden of 25 Hewett Avenue, ; new windows need not look down into any neighbour's private back gardens if precautions are taken. The front garden of 74 Chazey Road, similarly need not be overlooked. In any event distances between existing buildings and any new house will be ample to meet accepted standards.

There is minimal over shadowing of the adjoining house (25 Hewett Avenue)-the proposed house projects less than 2.5m beyond the back wall, 3m from the boundary with that house, and 5.5m away from its nearest windows, which are not within habitable rooms.

The footprint is entirely outside the Root Protection Area of the trees.

AMENITY SPACE

25 Hewett Avenue will retain its existing enclosed back garden, of about 240 sqm. The proposed house will have enclosed private amenity space in excess of 310 sqm, with a paved yard area in addition.

Both houses will therefore easily comply with the Planning Authority's garden area aspirations.

DRAINAGE

As noted, the existing Thames Water foul drain will be diverted to Thames Water requirements; the proposed house will connect to it via a new manhole.

The existing surface water soakaway will be adapted and extended as required. Any new drain runs within the Root Protection Area of trees will be hand dug.

UTILITIES

New utilities can be connected direct from Hewett Avenue.

CYCLE STORAGE

Both houses will have ample area for secure bicycle storage in their enclosed garden and yard areas, with both houses having an external side passage from there to Hewett Avenue.

REFUSE COLLECTION

Both houses will have ample area for temporary refuse storage in their enclosed garden and yard areas, with both houses having an external side passage from there to Hewett Avenue.

LANDSCAPING

The layout illustrated takes into account the findings of the Arboricultural Impact Assessment. The proposed house footprint is entirely outside the defined Root Protection Area.

Whilst the trees are significant, bio-diversity of the existing grassed site is effectively a monoculture, which can be improved dramatically by selected planting.

The existing network of gardens is maintained with links available between those of 74 Chazey Road and 25 Hewett Avenue and the proposed garden area.

New hedging on the public boundaries can be carefully selected to help with bio-diversity, rather than being a single species hedging already successfully maturing on 72 Chazey Road opposite the site, and on 74 Chazey Road adjoining. Hand digging would be used.

CONCLUSIONS

A house of appropriate scale and design, in the location proposed, can sit well with existing buildings and within the existing landscape environment, and indeed be a positive contribution to the local townscape, acting as a corner piece tying together the pattern of building in Hewett Avenue and Chazey Road.

This can be achieved whilst complying with all requirements of Planning Policy, and providing a house of useful size, a desirable accessible home with good quality space both inside and outside.

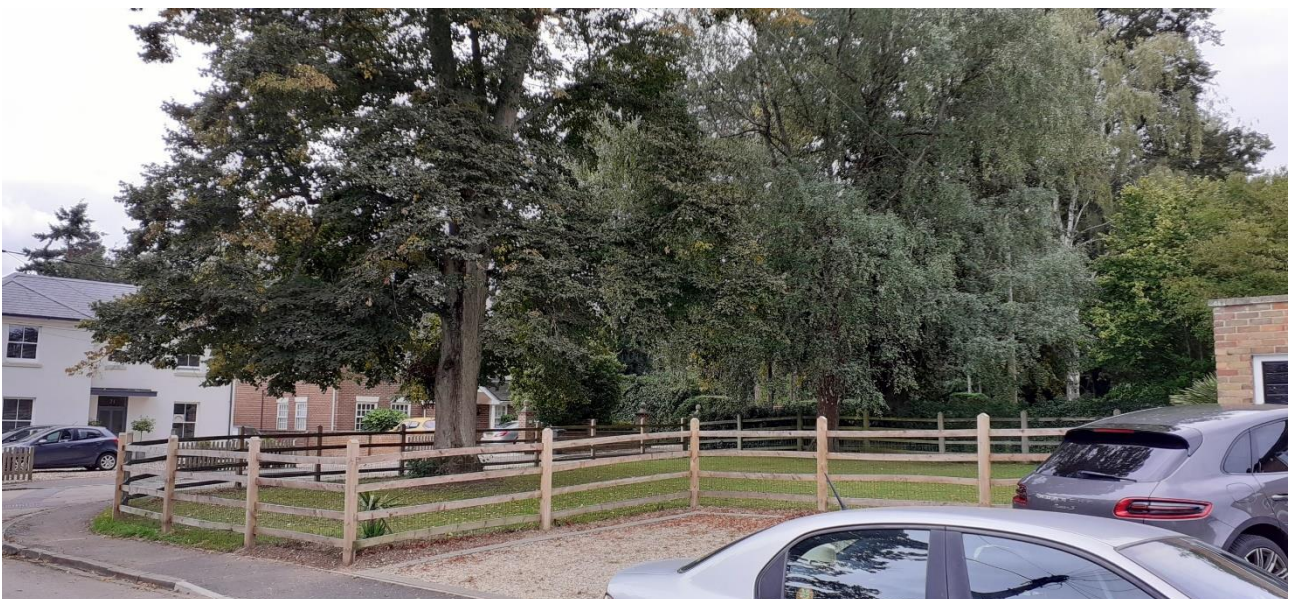
PHOTOS



LOOKING WEST ALONG HEWETT AVENUE, 25 and 24 HEWETT AVENUE TO THE RIGHT



LOOKING NORTH FROM HEWETT AVENUE



LOOKING NORTH WEST FROM HEWETT AVENUE



LOOKING NORTH TOWARDS SITE FROM CHAZEY ROAD



LOOKING NORTH EAST



THE SITE LOOKING NORTH WEST



THE SITE LOOKING SOUTH WEST



72 AND 70 CHAZEY ROAD FROM THE SITE



LOOKING SOUTH EAST ALONG CHAZEY ROAD, 74 CHAZEY ROAD TO THE LEFT



LOOKING SOUTH EAST ALONG CHAZEY ROAD



25 HEWETT AVENUE FROM THE SITE



REAR OF 25 HEWETT AVENUE



74 CHAZEY ROAD, FROM 25 HEWETT AVENUE'S GARDEN