

Planning Design & Access Statement in relation to the development of land to the rear of 87 London Road Reading RG1 5BY

1.0.0. Site location & description

The site is situated to the rear of 87 London Road & to the rear of 46-48 Eldon Terrace. To the East there is a two storey building containing 5 flats & to the West the garden of 85 London Road with a ruin on the boundary to the drive.

The site is accessed off Eldon Terrace via an existing drive. It is just outside the Conservation Area.

The site is currently overgrown, there are no trees or vegetation worthy of retention. It is currently a nuisance for neighbours as is a favorable habitat for vermin.

2.0.0. Development proposals

The proposal is for 1no 3 bedroom detached cottage over two storeys designed in the spirit of Arts & Craft.

We believe the site could accommodate 2no flats, however this potentially caused overlooking issues & parking complications.

As there are many flats under construction in Reading & this is in an interesting location off Eldon Terrace, one dwelling is best suited in our opinion & is rare within the Town.

The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).

4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

2.1.0. Use & Amount

The proposal is for 1 detached dwelling over 2 storeys but with the first floor partly within

the loft to keep the ridge height down.

2.2.0. Layout & Scale & Massing

The proposed layout has been carefully considered so as not to overlook or cause amenity issues with neighbouring properties.

The scale of the dwelling respects to surrounding buildings which can be clearly seen on Dwg PL-09.

The massing is appropriate & in context with the surrounding buildings.

The proposed building GIA is 126.2sqm & the rear garden area only is 100sqm.

2.3.0. Landscaping

As the site is enclosed on all sides, interesting plant borders & small trees in strategic areas will give the impression of a walled garden. As the rear garden is South facing this private area will provide a pleasant sitting out area.

2.4.0. Appearance

The character of the area has been analyzed & our believe is that an Arts & craft type house in this location is best suited.

The inclusion of bay windows & elevational treatments which are not symmetrical give it interest.

The materials proposed are a Red stock brick incorporating a Duck Egg blue/green aluminum frame (Heritage colour) under a natural slate roof with brick chimney stack.

Black stained timber fascias & bargeboards with black Aluminum rainwater goods.

The drive will be formed with conservation grey permeable block paving with black iron electric gates set back 5m from the road frontage.

2.5.0. Access & parking

Access is from Eldon Terrace as existing.

2no parking spaces are provided which meets the current standards.

2.6.0. Policy Assessment

1. National Guidance: The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
2. The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
3. Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
4. Paragraph 126 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 134 states that “significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
5. The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
6. Principle of Development: Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
7. Policy CC1 of the Local Plan reflects the NPPF’s presumption in favour of sustainable development. The site is within the urban area of Reading, where development is acceptable in principle. Policy H1 of the Local Plan references a shortfall in housing supply of 230 homes and the supporting texts states that sites for new development are limited. Paragraph 69 of the NPPF recognises the important contribution that small and medium sized site can make to

the housing requirement of an area and that they are often built out relatively quickly. As such, paragraph 69 (c) states that local planning authorities should “support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”.

8. The site therefore represents a windfall site that will make a contribution to the Borough’s Housing Land supply, supported in both local Policy and national policy.

9. The site lies to the rear of 87 London Road close to the Regional Reading Central Area town centre. Paragraph 86 of the NPPF states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth and recognising that residential development often plays a key role in ensuring the vitality of centres and encourage residential development on appropriate sites. The principle of the provision of homes in this highly sustainable location close to local, district and regional centres is supported in local and national policy.

10. Sustainable Development: As set out above, the site lies in a highly sustainable area, close to all major services, bus & cycle routes.

3.0.0. Density & size of dwelling

The proposal is for a 3 bed two storey dwelling of 126.2sqm which is well above the minimum national standard.

The plot area is 312.6sqm.

The NPPF at paragraph 124 supports development that makes efficient use of land, at paragraph 125, seeks to make optimal use of the potential of each site.

This proposal meets these requirements.

4.0.0. Character & appearance of the Area.

Local Plan policy CC7 requires development to be of a high quality of design that maintains and enhances the character and appearance of the area.

Development should respond positively to the local context and be visually attractive.

The proposed dwelling has been designed as Arts & Craft, the land is on the edge of the conservation area & should respect this.

The site section shows that it will not dominate the surrounding properties but will sit nicely within the plot.

5.0.0. Residential Amenity

Local Plan Policy CC8 states that development will not cause a detrimental impact on the living environment of both existing and new residential properties. Of relevance to the application are impacts of privacy and overlooking; access to sunlight and daylight; visual dominance and overbearing effects of a development; harm to outlook; noise and disturbance; and artificial lighting. As set out above, the proposed development has been carefully designed to reflect the prevailing plot pattern and building heights, ensuring that the development will not cause any issues in terms of visual dominance of overbearing effects.

The rear garden is South facing & first floor windows have been carefully designed so as not to overlook adjacent gardens.

6.0.0. Noise & Pollution

The site is located in the Air Quality Management Area Policy EN15. The site is not located on the main road but off Eldon Terrace which is a dead end residential lane.

The proposal is to install external joinery which will provide a minimum of 34Db reduction & install MVHR.

The heating & hot water requirements will be via an air source heat pump.

Together with all these installations will provide a quality, clean sustainable dwelling to live in.

7.0.0. Landscaping

The site does not current benefit from landscaping, an indicative landscaping scheme has been shown & will be detailed within a conditions application.

8.0.0. Transport & parking

The NPPF requires transport statements or assessments to accompany applications where relevant so that the impact of the proposal can be assessed (paragraph 113). At paragraph 111 it states that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety, or where the cumulative impacts on the road network would be severe. The NPPF also promotes sustainable modes of transport and promotes development that can be accessed by public transport, pedestrians and cyclist.

The site is accessed off Eldon Terrace which is a quiet dead end lane so is safe as a vehicular

access.

2no parking spaces are provided on site.

The vehicles will need to back in or back out, directly outside the site the road is twice the width which will make for easy & safe ingress & egress.

The access exists & therefore, there is no current control over its use, once this dwelling is constructed the access cannot be intensified.

9.0.0. Refuse collection.

The refuse collection point is located close to the boundary of Eldon Terrace.

10.0.0. Air Quality

The site falls within an Air Quality Management Area.

The dwelling will be provided with a Mechanical Ventilation Heat Recovery system to provide filtered air throughout the year.

11.0.0. Drainage & Suds

The site is within Flood Zone 1 & under 1 hectare.

The proposal will incorporate Suds which can be conditioned.

12.0.0. Sustainability & Energy

Paragraph 8 of the NPPF supports the transition of development to a low carbon future and Local Plan Policy CC2 promotes sustainable design and construction and CC3 refers to adaptation to climate change. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;

B. Use of locally sourced, recycled materials and labour where practicable;

C. Maximizing the use of natural light through floor-ceiling windows;

D. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;

- E. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
 - F. Secure cycle provision to encourage sustainable modes of transport;
 - G. 'A' rated electrical appliances and energy saving light fittings;
 - H. 'A' rated double glazed windows with natural cross ventilation provision;
 - I. Water butts fitted to the rainwater down pipes for watering the garden;
 - J. Recycling of waste construction materials where practicable;
 - K. Permeable driveway/parking spaces to avoid increase in surface water runoff.
- 5.41 The proposal is therefore considered to comply with sustainability objectives in this respect.

13.0.0. Ecology

There is scope for Ecology enhancement in the form of bird & bat boxes & species of planting that will encourage our native insects.
This can be conditioned.

14.0.0. Affordable Housing

Policy H3 of the Local Plan requires 5% affordable contribution in real terms.
The owner is content to enter into a 106 Legal Agreement to this effect & pay the Council's fees Etc.
The title documents are enclosed with this application.

14.0.0. CIL

A CIL form is enclosed with this application.

15.0.0. Conclusion

We believe this statement together with the design drawings demonstrate that one dwelling on this site in the fashion shown should be acceptable on Policy grounds & will contribute an appropriate windfall site to the housing supply on this vacant site.

Chris Keen MRICS MCABE

A handwritten signature in blue ink, appearing to be 'C. Keen', is enclosed in a thin blue rectangular border.

