

211592 - Hagley Road, Reading. RG2 0DN

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## P L A N N I N G   S T A T E M E N T

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"Internal alterations of 3 bedsit flats (flat 1, 4 & 5) to form 2 flats. 4 Total"

This document is to be rear in conjunction with other application material and in particular the original & existing floor plans which describes the scheme in detail. This statement shows that the standard of the accommodation for 2 Hagley Road has been increased by the removal of 1 unit and the enlargement of two of the other units (unit 1 & 4) this has reduced the DPH to a more urban level rather than town centre. This has all happened within the existing (but improved) envelope of the current building, all with ample garden to the rear.

The scheme for this site would be considered within the context of the Council's Local Plan (2019), Supplementary Planning documents would also be applied where relevant, together with national guidance (the NPPF).

Specific list of policies assessed for this application: -

### **Local Plan Policy**

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

H2: DENSITY AND MIX

CC9: SECURING INFRASTRUCTURE

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC9: SECURING INFRASTRUCTURE

EN15: AIR QUALITY

Colony Architects Ltd.  
The Wine Store, Brwery Court, Theale  
RG7 5 AJ  
Tel: 0118 3800328  
Email: [info@colonyarchitects.com](mailto:info@colonyarchitects.com)



EN18: FLOODING AND DRAINAGE.