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191747/PREAPP

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Your contact is: Anthony Scholes, Planning & Building Control

Without prejudice

Dear Mr Tanner

Re: 191747/PREAPP - Pre-application advice for 1A North Street - Replace existing detached bungalow with a 3-storey detached building consisting of B1/D1 use at ground floor level with 4no. 1-bed units with additional study rooms to second floor units. 3 Prospect Street - Part demolition of existing single-storey restaurant replaced with single-storey B1 unit and 5 parking spaces. Remaining a 3 restaurant subject to Change of Use to A2 estate agency and A4 wine / coffee bar. Small first floor rear extension and conversion of existing 3 bed flat to 2 1 bed flats. Additional 2nd floor extension to form 2 x 1-bed flats.

AND

191748/PREAPP - 1A North Street - Replace existing detached bungalow with a 3-storey detached building consisting of 6no. 1-bed units. 3 Prospect Street - Part demolition of existing single-storey restaurant replaced with 6 parking spaces and amenity. Small first floor rear extension and conversion of existing 3 bed flat to 2 1 bed flats. Additional 2nd floor extension to form 2 x 1-bed flats.

Please accept apologies for any delay in this pre-application response. Please be advised the following comments are the informal opinion of an Officer and without prejudice to any decision that may be made should an application be submitted.

1. Site description

The 0.07 ha site is formed of an irregular 'L' shape with frontages to Prospect Street, a main route through the District Centre of Caversham, and North Street which is a narrow residential road which terminates at its western end. The existing building fronting Prospect Street, formally in restaurant use, is a two-storey red brick building with a single storey rear extension that covers the entirety of the rear of the plot. The existing development fronting North Street contains a single storey bungalow and area of undeveloped land, situated between No 3 North Street, the end of a two-storey terrace of Victorian dwellings; and No 1 North Street which is a contemporary 3 storey flatted block.

2. The proposal

The proposals consists of a number of elements with some similarities, where elements are the same across proposals, these will be considered once, and differences will be specifically highlighted and addressed separately:

191747

i) The existing premises at 3 Prospect Street is sought to be extended by an additional storey to provide a second floor to contain 2 x 1 bed flats. The first floor to contain an existing flat to be redeveloped including a first-floor rear extension.

The use class of the existing ground floor commercial use is sought to be changed from A3 to A1/A4.

ii) The existing bungalow at 1A North Street is to be demolished and replaced with a 3-storey building containing a B1/D1 use at ground floor, and 4 x 1-bed flats at first and second floor.

iii) Demolition of most of the ground floor rear extension behind the existing A3 use to provide carparking.

191748

i) The existing premises at 3 Prospect Street is sought to be extended by an additional storey to provide a second floor to contain 2 x 1 bed flats. The first floor to contain an existing flat to be redeveloped including a first floor rear extension.

The use class of the existing ground floor commercial use is proposed to remain unchanged.

- ii) The existing bungalow at 1A North Street is to be demolished and replaced with a 3 storey building containing 6 x 1-bed flats.
- iii) Demolition of most of the ground floor rear extension behind the existing A3 use to provide carparking, and amenity space.

3. Relevant Planning History

Both sites

180563/FUL - Change of use of restaurant to (A3) to retail/professional & financial services (A1/A2), upwards extension to 3 Prospect Street or provide additional residential unit, conversion of rear part of restaurant to provide 4 new residential units, demolition of 1a North Street and replacement with building containing 4 residential units. (APPEAL REF: APP/E0345/W/18/3205140) APPEAL DISMISSED 19/12/2018

171763/PRE - Build another level on existing building above the restaurant (3 Prospect St) and build some flats at 1a North St WITHDRAWN 18/4/2018

172125/PRE - Redevelopment of 1a North Street and rear ground floor of 3 Prospect Street to provide 8 residential units. Upwards extension to existing flat on first floor of 3 Prospect Street to provide additional living accommodation. WITHDRAWN 18/4/2018

3 Prospect Street

89-00703-FUL Single storey rear extension with flat roof to provide new kitchen and toilet facilities - Permitted.

91-00538-FUL Conversion of workshop to kitchen and including alterations to the elevations and provision of new covered way - Permitted.

00-00195-FUL Single storey rear extension to restaurant and alterations of existing kitchen and adjacent rooms to form extension to existing restaurant area. Construction of new store - Permitted

1A North Street

90-01131-FUL Change of use only to A2 for solicitors' office - Permitted.

98-00905-FUL Change of use from offices to residential - Permitted

4. Relevant Policies

Any application at the site would be considered within the context of the Reading Borough Local Plan (2019). Supplementary Planning Guidance and Documents would also be applied where relevant, together with national guidance (the NPPF).

Reading Borough Local Plan (2019)

CC1:

5. Appraisal

The main issues to be considered are:

- a) Principle of development
- b) Mix of dwelling units/standards for new housing
- c) Design considerations
- d) Private amenity space
- e) Amenity Impacts
- f) Environmental health matters
- g) Transport matters
- h) Affordable housing
- i) CIL

a) Principle of development

The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The

NPPF definition of ‘previously developed land’ includes land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The NPPF definition of ‘previously developed land’ excludes private residential gardens. Section 118 (c) of the NPPF 2019, which states that: *“planning policies and decisions should ... give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”*.

The development site in question is centrally located, and largely covered by buildings, with the exception of part of the site fronting North Street which serves as access for delivery of good to the rear of the restaurant, and for waste storage. There is also a small private ‘amenity space’ to the rear of the existing dwelling at 1a North Street.

In this instance, the majority of the site would be classified as previously developed land and as such the principle of the redevelopment of the land would accord with the general objectives of the NPPF.

The proposal includes two distinctly different mixes of uses.

190747 - Change of use from A3 to A1/A4; and B1/D1 at ground floor within proposed three storey building

Firstly, in terms of the principle of the redevelopment of the existing A3 use at ground floor to provide a part A1/A4 fronting Prospect Street. Policy RL1 supports the broadening of the range of facilities within these centres, residential use of upper floors, and environmental enhancements. Policy RL3 states that within district ... centres, there would be no net loss of centre uses for non-centre uses at ground floor (apart from entrances to upper floors). In this instance the proposed sub-division of the unit to provide a part A1, part A4 use within the frontage would not conflict with this policy.

The site is in-part located within the Caversham District Centre (see below extract from proposals map). Policy RL3 (c) states that: *“Within and adjacent to district, major local and local centres, all new development should provide some ‘centre uses’ at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate.”* In this instance, the proposal includes a B1/D1 use at ground floor with flats above. No.1 North Street is currently in wholly residential use,

which is within the centre, and between the application site, and no.5 Prospect Street which is currently in A3 use. The provision of a B1 use would be unlikely to conflict with the comprehensive redevelopment of the site as the B1 use class is specifically targeted toward uses that can be undertaken within residential areas. It is not yet clear what D1 use would be proposed as part of this option on the scheme. It is considered that some of possible uses would be un-feasible, or possibly unacceptable within the premise, as such it should be carefully specified what D1 use would be applied for should an application be forthcoming. Further pre-application advice should be sought should the use present any opportunity for impacts on residents in terms of noise, vehicle movements (vibration), delivery and servicing requirements etc.

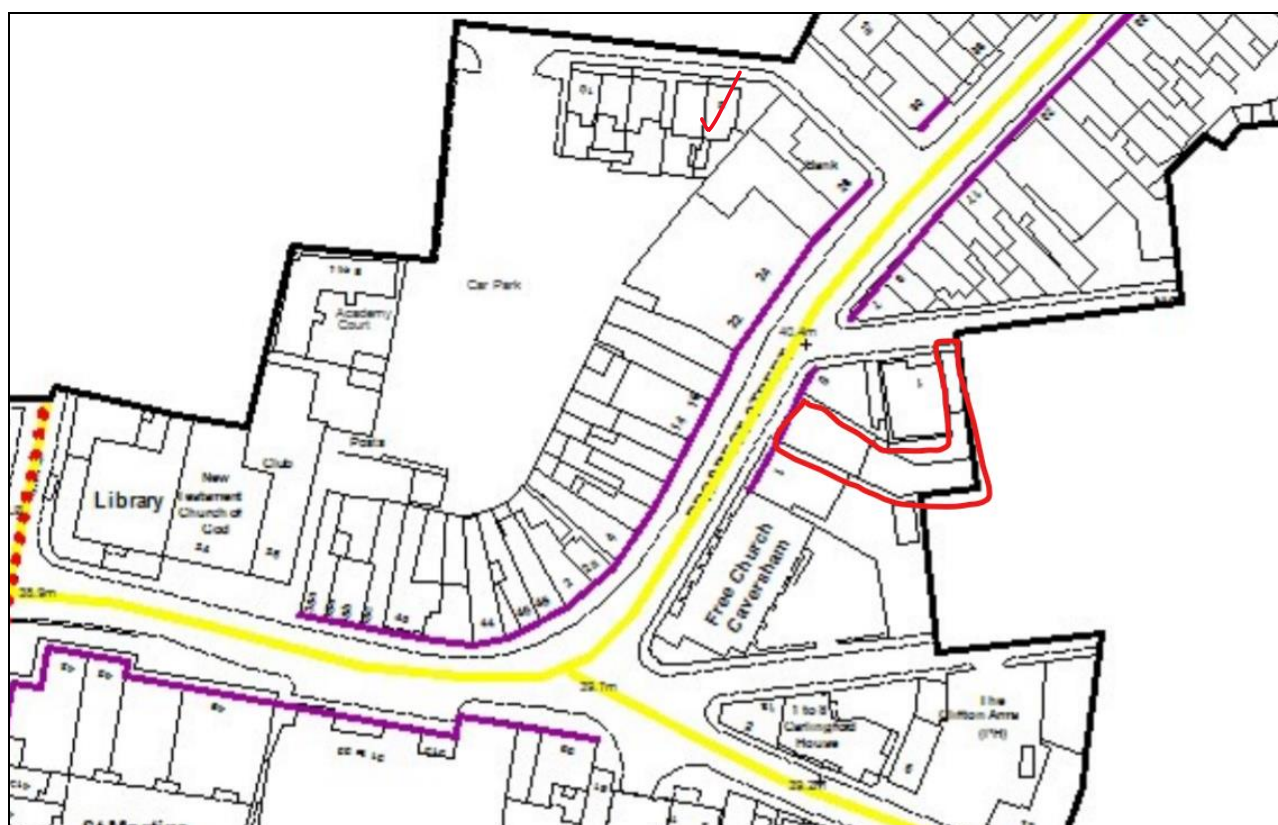


Figure 1 - Extract from Proposals Maps (2019) site etched in red

190748 - Demolition of 1a North Street, and buildings to the rear to provide a three storey building containing 6 x 1-bed flats

As there is no change of use of the ground floor proposed in this case, there is no comment on this matter, with comments regarding amenity concerns below.

The additional residential units above the existing A3 use would be considered generally acceptable in terms of Policy RL1 and RL3.

In this scenario, the development of the site for wholly residential would be acceptable, as the retention and development of the rest of the site as commercial at ground floor would meet this part of the policy. In addition, the use of the ground floor of the site as B1/D1 would be cut-off from the remainder of the centre as the centre appears to definitively stop at the boundary of no.1 North Street. As such, it is unlikely that a business would be sustainable due to this disconnect.

b) Mix of dwelling units/standards for new housing

The proposed development would result in between 10 and 8 one-bedroom Policy H2 seeks to ensure an appropriate mix of dwelling within residential development within the Borough, stating that development for 10 or more dwelling will ensure that 50% of dwellings will be of 3 bedrooms or more, and the majority to be in the form of houses rather than flats, having regard to all material considerations.

As the re-development is for 10 or more dwellings outside of the central areas and defined local centres as defined under Policy H2, a greater emphasis on 2 and 3 bedroom dwellings must be provided. In addition, the proposed mix would not meet the emerging market requirements as identified in the market assessment supporting the New Local Plan . The proposed development would also result in the loss of a 3 bedroom dwelling, which is not supported.

Policy H5 states that all new build housing outside the central area as defined on the Proposals Maps will comply with the nationally-described space standard. As such, all 1-bed 2-person flats should meet an internal floor space standard of 50m² with all 1-bed 1-person flats to meet 39m² (37m² with a shower room). As above, the scheme should be revised to include a greater mix of dwellings, as such the full standards for 2-bed and 3-bed flats contained within the policy should be noted. Finally, the nationally described space standards as outlined within Policy H5 requires a minimum head height of 2.3m for 75% of the GIA.

It is therefore recommended that in any future application, all floorspaces be clearly identified, and measurements and methodology be provided for the calculation of habitable floor space, including any spaces with <1.5m head height, and that a full analysis of the National Housing Standard be

included (i.e. a table showing compliance with requirements) to aid assessment. This should include identification of head heights of 2.3m for 75% of each unit. Sectional plans would also assist.

The proposed development, in its current form, would be classified as a ‘major development’ by virtue of the provision of 10 dwellings. As such, it would be required to meet a zero carbon homes standard (for the new-build) and an excellent standards of BREEAM refurbishment for the conversion portion of the development. Notwithstanding this, it is considered likely that the development would be required to be altered to less than 10 dwellings to meet the above dwelling mix requirements. As such, the development would be required to meet the following standards (as outlined in Policy H5):

- All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations
- All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
- All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below)

Please consider all the above in detail and ensure the proposal would be acceptable in this regard when progressing any application.

c) Design Considerations

The proposed development includes two specific elements which would significantly change the appears of the site as viewed from the street. These will be covered separately.

Section 118 (e) of the NPPF (2019) states that *“planning policies and decisions should ... support opportunities to use the airspace above existing residential and commercial premises for new homes ... where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene”, is well-designed*”. Policy CC7 states that: *“all development must be of a high quality design that maintains and enhances the character and appearance of the area of Reading in which it is located”*.

Upward Extension to no.3 Prospect Street

The site is located along the historic route North connecting Surely Row to the Town Centre via Caversham bridge. With a large number of building dating back to pre-1880, with the subject building (no.3) being built between 1880 and 1900. Within the vicinity of the site (between North Street and

South Street) there are the following buildings (left to right). A three storey corner building, a two storey building (application site), a two-storey with full width front roof dormer window, a three-storey building, the Caversham Baptist church hall (significantly taller at its ridge height than all other buildings in the street). Further along Prospect Street, are three storey, or two and a half storey building (front projecting gables sitting flush with front elevations).

The proposal is for the addition of a full third storey with front projecting gable end dormer style windows. The upward extension would wholly remove the existing roof and create an overly high built form compared to what is existing. The building is not comparable to both the building which bookend the row of buildings it is attached to, which are both notably, and appropriately higher. The development would be too high in relation to its location between these two buildings. The architectural detailing, by way of replicating a design element further along the street that is not prevalent in the immediate vicinity, or respectful of the design of the original building, and would make the building overly top heavy and contrived.

Whilst acknowledging the positive role that that the airspace above buildings can play, the current design option would not be a suitable way to achieve this on the host building.

Demolition of 1a North Street, buildings to the rear, and replacement with 3-storey building

The existing dwelling at 1a North Street is a detached bungalow built to the boundary with no.3 North Street, with the remainder of the frontage to North Street being hardstanding for servicing and access to the rear of no.3 Prospect Street. The existing site provides little value to the street scene and the hardstanding would be seen to detract from the appearance of the area. As such, its loss and suitable replacement could be acceptable where appropriately designed. The site is considered to be a transitional site between a 3-storey building (no.1 North Street) to more modest two-storey terraces further along North Street.

The proposal includes a three-storey building at the front property boundary of the site, with the rear of the site to include carparking, waste storage, and sitting out areas. The proposed height of the building, with specific attention to the break between the terrace and the proposal, including the set down from the height of no.1 North Street would represent an appropriate transitional between either building height in this instance.

However, the proposed building being set further forward than the garage door of no.1, the corresponding front elevation of the terraces, and the front elevation of the existing no.1a north Street. The continuation of built form to the front boundary would be set forward of all surrounding buildings, leaving no room for a transition between buildings, nor any space for boundary treatments. In addition, the proposal would be visibly protruding beyond no.1 as viewed from the junction of Prospect and North Street, and further obscure views down North Street. This would not be an appropriate response to the site's setting. In this regard, the proposal would fail to respect the character of the area and a greater setback should be considered in order to overcome this concern. It is noted that the applicant mentioned a building along South Street which has been built up to the front boundary. The existence of such an example would not set any wider precedent as all applications are assessed on their own individual merits and site circumstance. Further pre-application advice is considered appropriate to resolve this point.

In addition to the location and height of the building, the design is considered to be of paramount importance within this location. No.1 North Street (approved at appeal), and 1a North Street are visually out-of-keeping with the prevailing detailing on adjoining properties, particularly with regard to brick coursework, window detailing, doorways etc. The proposed design would also appear to necessitate access from the side of the building. The main entrance should be relocated to North Street. The Council would reserve the right to comment until more details are provided through a full application, or a further pre-application enquiry.

Shopfront design

Policy OU5 of the Local Plan states that: *“Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced.”* The proposal for the conversion of the A3 unit at ground floor on Prospect Street includes placing two uses within the shopfront. The existing shopfront and signage above is considered to be too large, and too high in relation to the building, and general pattern of adjoining designs. The proposal including changes to this shop front should consider making positive changes which could weight in favour of the proposal. These could include lowering the signage and implementing appropriate architectural features above.

Site layout

Both proposals include access to the rear for parking and deliveries between the proposed building and no.3 North Street. It is considered that the significant reduction in hardstanding (as exists currently) would be considered acceptable, and the function need for access to the rear is acknowledged, the location of the access would be acceptable and appropriate.

Landscaping

Policy CC2, CC3, EN14, EN15, EN16, and the Council's Supplementary Planning Document 'Sustainable Design and Construction (2019)' emphasise the importance of positive improvements to be included within new development to address the climate emergency declaration of the Council. The site is bound by residential gardens, the proposed inclusion of hardstanding in place of existing outbuildings, and a small provision of an 'amenity space' and some hedging around it would provide a limited benefit in line with Policy EN12 (Biodiversity and the Green Network). In addition the remainder of the site would not enable any substantive planting. It appears that the only opportunity for greening of the site would come from the possible inclusion of a green wall on the largely blank façade facing no.3 North Street, or a green roof on the flat roof to the rear of no.3 Prospect Street. As such, the applicant is encouraged to include green walls, or green roofs on the proposal where possible to meet the policy requirements mentioned above.

d) Private amenity space

The proposal would result in the creation of dwellings without any private and communal outdoor space on the site, with the exception of a small sitting area to the rear of no.3 Prospect Street, and the carparking area (adjacent bin storage, bike storage, delivery path, and drying area). Due to the location of the 'amenity area' it is considered that this would not be useable, private, or sufficient to provide any usable amenity value to future occupants. In addition, the standards within Policy H10, flats outside of the central area are expected to be provided with private amenity or communal space on-site. The onus would be on the applicant to demonstrate that on-site provision of suitable communal sitting out space could not be achieved in this location. Should this be acceptable, a financial contribution toward off-site provision of leisure facility improvements would be expected (A Leisure Contribution) and could be secured within any Section 106 where appropriate.

e) Amenity impacts

Policy CC8 (Safeguarding Amenity) states that: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety..”* Note: Noise and disturbance will be covered in a separate section below.

The proposed development would need to consider a number of these aspects:

Proposed 3-storey building

Privacy and overlooking and harm to outlook

The proposed development would result in a new three-storey building with a number of flats facing directly into the rear of the dwellings to the North on Prospect Street. It appears from the plans that the front windows, and elevation would be within 10m of the rear windows. Currently, the proposal included living/dining rooms within the front rooms. These rooms require outlook, and as such, would have a significant detrimental impact on both existing uses at first and second floor of no's 9-13 Prospect Street, and that of the new residents. It is acknowledged that the first floor to first floor views at a similar distance is common within the street. To overcome/address this concern, it is considered that habitable rooms (living rooms) should be located to the rear of the proposal, with bedrooms located at the front.

Access to sunlight and daylight

The proposal includes single aspect units oriented facing directly North and South. It is considered that this would restrict natural light to the dwellings with North facing windows only. As such, in addition to the above, the proposed dwellings should be oriented with a dual-aspect.

Conversion above no.3 Prospect Street

Access to sunlight and daylight

The proposal includes single aspect units oriented facing directly East and West. It is considered that this would restrict natural light to the dwellings. As such, the proposed dwellings should be oriented with a dual-aspect. *Note: this will also assist in meeting Environmental Health requirements below.*

f) Environmental health matters

Environmental Protection Officers have made the following comments:

Noise impact on development

The front façade of the development is likely to be affected by road noise from the busy Prospect Street and the rear from any plant which may serve neighboring commercial uses.

A noise assessment should be submitted in support of applications for new residential proposed in noisy areas.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

Where appropriate, the noise assessment data should also include noise events (L_{AMax}) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night. Noise levels above 45dB are linked with sleep disturbance.

It may be possible though clever design to reduce the need for additional noise mitigation measures, for example, ensuring that noise sensitive rooms are located on the quieter façades and bathrooms, kitchens, hallways and cupboards etc on the noisiest facades.

Noise mitigation is likely to focus on the weak point in the structure; glazing. Given that the acoustic integrity would be compromised should the windows be opened, ventilation details must also be provided, where mitigation relies on closed windows. Ventilation measures should be selected which do not allow unacceptable noise ingress and should provide sufficient ventilation to avoid the need to open windows in hot weather, however non-openable windows are not considered an acceptable solution due to the impact on living standards.

Internal noise criteria (taken from BS8233:2014)

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 - 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Noise generating development

I am assuming existing kitchen extraction in which case no noise assessment is required. However if new kitchen plant will be proposed a noise assessment should be submitted, though hopefully newer

equipment would be quieter than existing, this is not guaranteed and a noise assessment should be submitted.

If a noise assessment is necessary, it needs to establish the predicted noise rating level taking account of any characteristic factors like tonality or impulsiveness of the noise. The rating level should be compared with the background noise level.

Our draft noise policy states for proposed new plant:

The noise source specific noise level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor and the rating level should not exceed the background level (as measured in accordance with BS4142:2014).

Within Reading there is strong justification for requiring the plant specific noise level to be at least -10dB below the measured background level. Specifically to prevent cumulative impact from addition of plant over time which could result in background creeping up to levels which might cause adverse health impact, which is more likely in a densely occupied town such as Reading. Levels of -10dB ensure that the background level is not increased and nuisance is unlikely.

However, there may be some situations where this cannot be achieved there may be some flexibility where this is justifiable for example where there are very low background noise levels, etc.

Air Quality - Increased exposure

The proposed development is located within an air quality management area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application.

The applicant will need to demonstrate sufficient mitigation measures are implemented to protect the residents from the effects of poor air quality.

Where the development involves converting an existing building and allowing a buffer zone is not an option then it may be that other mitigation can be applied. In the first instance this would be to implement measures to reduce the level at the facade of the property by creating a barrier between the property and the carriageway, such as close boarded fencing or planting vegetation.

If this is not possible then locating habitable rooms away from the source of pollution or the use of mechanical ventilation with the inlet on the clean side of the property may be acceptable. This list of potential measures is by no means an exhaustive list.

Mitigation against increased exposure:

- Mechanical ventilation - inlets from the 'clean' side of the development, long term maintenance needs to be addressed

- Buffer zones - consider increasing distance of the building façade from very busy roads
- Habitable rooms - consider placing stairwells, corridors and bathrooms on the façade fronting pollution source
- Mixed use - locate any sensitive uses on higher floors, allowing commercial use on lower elevations
- Balconies - consider avoiding use in areas of exceedence, especially on ground and first floor level
- Non-opening front windows - this should only be considered in certain circumstances, needs to be balanced against loss of freedom for future occupants

Reading Borough Council's Air Quality Policy DM19 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.

Bin storage - pest proofing

There is a widespread problem in Reading with rats. This is exacerbated by poor waste storage which provides them with a food source. Developers should consider how bins will be stored and ensure that bin stores are designed in such a way as to minimise access from vermin.

Re-development of land - pest control

Where development will be taking place on sites with a former land use, particularly with a former drainage network, you are advised to ensure that former unused drains have been removed and / or properly capped or the proposed development may be at risk of rodent ingress.

It is likely that rats will occupy a cleared site. If there is a significant gap between site clearance and re-development, it is recommended that baiting be carried out to eradicate rats prior to redevelopment. This is to prevent rat populations which may be disturbed due to the redevelopment of the site causing subsequent problems to residents and businesses in the local area.

Construction and demolition phases

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

A scheme should be submitted which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.

The hours of noisy construction, demolition and associated deliveries should be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved should be burnt on site.

You are advised to take these matters into account when progressing your proposals.

g) Transport matters

The following comments were received from the Highway Authority:

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The application site lies in the centre of Caversham and is in a highly sustainable location in terms of proximity to local services, transport links and easy access to the wider community. Prospect Street and the surrounding road network all have parking restrictions preventing on-street parking. Chester Street public car park is also within walking distance of the site.

The site fronts onto Prospect Street which has many commercial/retail/food outlets and the proposed change of use is unlikely to have a significant impact on the trips and parking demand generated by the premise. On street parking in the vicinity of the site is either restricted or regulated and therefore any increase in parking demand would not be accommodated on street. In view of this, there is unlikely to be a transport objection to the proposed change of use from to A2 estate agency and A4 wine / coffee bar.

In accordance with the Council's adopted Parking Standards and Design SPD, the following parking standards should be applied to new developments;

- 1 space per 1/2 bedroom flat
- 1 space per 100sqm of B1(a) use

There are various parking standards for D1 use which is summarized below.

	Maximum Parking Standards			
	Zone 1	Zone 2	Zone 3	Zone 4
Places of Public Assembly & Leisure Facilities 1 per m² unless indicated				
D1 Clinic/ Health Centre	1 per consulting room + 0.5 per FTE staff	2.5 per consulting room + 1 per FTE staff	3.0 per consulting room + 1 per FTE staff	3 per consulting room + 1 per FTE staff
D1 Doctors, Dentist & Veterinary Surgery	1 per consulting room	1.5 per consulting room	2 per consulting room	2 per consulting room
	Plus 1 space per General Practitioner			
D1 Libraries/ Museums	*	*	35 m ²	30 m ²
D1 Places of Worship (including crematoria chapels)/ Church Hall/ Community Hall	*	1 per 10 fixed seats and/or 1 per 20m ² open hall	1 per 8 fixed seats and/or 1 per 16m ² open hall	1 per 6 fixed seats and/or 1 per 12m ² open hall
D1 Day Nurseries with fixed pick up and drop off times	1 per 4 FTE staff, 1 drop off space per 5 pupils	1 per 3 FTE staff, 1 drop off space per 5 pupils	1 per 2 FTE staff, 1 drop off space per 5 pupils	1 per 2 FTE staff, 1 drop off space per 5 pupils
D1 Day Nurseries with flexible pick up and drop off times	1 per 4 FTE staff, 1 drop off space per 10 pupils	1 per 3 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils
D1 Primary Education	1 per 3 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils	1 per 1 FTE staff, 1 drop off space per 10 pupils	1 per 1 FTE staff, 1 drop off space per 10 pupils
D1 Secondary Education	1 per 3 FTE staff	1 per 2 FTE staff	1 per 1 FTE staff	1 per 1 FTE staff
D1 Further/ Higher Education	1 per 3 FTE teaching staff & 1 per 6 non FTE teaching staff***	1 per 2 FTE teaching staff, 1 per 4 non FTE teaching staff & 1 per 30 students** ***	1 per 1.5 FTE teaching staff, 1 per 3 non FTE teaching staff & 1 per 20 students** ***	1 per 1 FTE teaching staff, 1 per 2 non FTE teaching staff & 1 per 15 students** ***

The applicant is requested to clarify the type of D1 use proposed if a full application is intended in order to determine whether the parking provision is acceptable. The applicant should also clarify who the parking spaces will be allocated to.

In terms of layout, the proposed site layout plan illustrates 5no. parking spaces accessed from North Street. It appears that there is a telegraph pole located on the footway to the front of the site. The telegraph pole is located in close proximity to the proposed access and this should be illustrated on the site plan to ensure there is sufficient clearance.

Further, there is an existing resident parking bay where the access will be sited. The developer will be required to make a contribution of £5,000 towards the review and changes to the parking restrictions to facilitate the access into the site.

All parking spaces should be provided to the required dimensions of 2.4m wide by 4.8m long. Parking space no. 5 should be moved 1m away from the boundary wall of the bike store. The parking areas should be constructed in permeable materials so not to increase the surface water run-off from the site.

The Council's Waste Management Guidelines for Property Developers states that the amount of bins needed for 8 flats would be 2 x 1100 litre refuse bins and 2 x 1100 litre recycling bins for a fortnightly collection. Therefore, the bin store is not big enough to accommodate a total of 4 bins. In addition, the bin store must be located within 10m of the public highway for any 4 wheeled containers and should have an unobstructed route between the bin storage area and refuse vehicle. The bins storage provisions should be revised to comply with the Council's guidelines.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a cycle parking provision of 0.5 spaces per unit. Good quality cycle storage must be provided in line with the Council's design standards in the form a secure cycle stands and a lockable covered store. The proposed location of the cycle store would be acceptable.

The submitted plan illustrate that the existing vehicular access will be made redundant, therefore, the footway and verge should be reinstated to line and level.

Details of the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the proposed uses should be submitted if a full application is submitted.

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The application site lies in the centre of Caversham and is in a highly sustainable location in terms of proximity to local services, transport links and easy access to the wider community. Prospect Street and the surrounding road network all have parking restrictions preventing on-street parking. Chester Street public car park is also within walking distance of the site.

The site fronts onto Prospect Street which has many commercial/retail/food outlets and the proposed change of use is unlikely to have a significant impact on the trips and parking demand generated by the premise. On street parking in the vicinity of the site is either restricted or regulated and therefore any increase in parking demand would not be accommodated on street.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 off road parking space per 1-2 bedroom unit equating to a total provision of 10 car parking spaces. The proposed plans include the provision of 5 off-street parking spaces which falls below the Council's parking standards. However, given the extensive parking restrictions in the area, I am able to accept a reduced provision providing the residents parking condition and informative is applied to prevent the future residents from obtaining a residents parking permit for the area. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

In terms of layout, the proposed site layout plan illustrates 5no. parking spaces accessed from North Street. It appears that there is a telegraph pole located on the footway to the front of the site. The

telegraph pole is located in close proximity to the proposed access and this should be illustrated on the site plan to ensure there is sufficient clearance.

Further, there is an existing resident parking bay where the access will be sited. The developer will be required to make a contribution of £5,000 towards the review and changes to the parking restrictions to facilitate the access into the site.

All parking spaces should be provided to the required dimensions of 2.4m wide by 4.8m long. Parking space no. 1 should be moved 1m away from the boundary wall of the bike store. The parking areas should be constructed in permeable materials so not to increase the surface water run-off from the site.

The Council's Waste Management Guidelines for Property Developers states that the amount of bins needed for 10 flats would be 2 x 1100 litre refuse bins and 2 x 1100 litre recycling bins for a fortnightly collection. A bin collection point is located within 10m of the public highway which is acceptable in principle.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a cycle parking provision of 0.5 spaces per unit. Good quality cycle storage must be provided in line with the Council's design standards in the form a secure cycle stands and a lockable covered store. The proposed site plan demonstrates the cycle store within the same building as refuse store without segregation to prevent odours. This is unacceptable. They can be in the same building but must be physically separated from the bins and have a separate entrance.

The submitted plan illustrate that the existing vehicular access will be made redundant, therefore, the footway and verge should be reinstated to line and level.

The above points above will need to be addressed should a full application be submitted.

Transport summary:

It appears each layout would generate its own concerns, and as such it would be considered prudent to investigate the opportunity to provide the wholly residential scheme with a reduced on-site parking provision (due to the highly accessible location). It is acknowledged that the current refuse arrangements require access from the rear to the front of no.3 Prospect Street, however this appears to create a challenge for the substantive provision of amenity space on site.

h) Affordable housing

The Reading Borough Local Plan, policy H3 'Affordable Housing' requires that all development make appropriate contribution toward affordable housing to meet the needs of Reading. On sites of 5-9 dwellings, a financial contribution equivalent to 20% (10 dwellings or more = 30%) of the housing to be provided as affordable housing elsewhere in the Borough. Policy H3 specifically excludes the following types of developments from "*Replacement of a single dwelling with another single dwelling; and Conversion of a dwelling to self-contained flats where there is no new floorspace.*" In

this instance, the existing detached dwelling, and a 3-bedroom dwelling existing on the site, as such only additional dwellings (i.e. of the 10 unit proposal, only 8 would be required to contribute toward affordable housing) would trigger an affordable housing contribution, dependent on layout.

In addition, the policy goes on to state: *“In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution”*.

As such, any application should provide three valuations from local estate agents, and a statement relating to the intention of your affordable housing contribution. Any financial contribution would be secured via s106 legal agreement. The Council has produced template document guidance for s106 agreements which involve solely affordable housing financial contributions ([follow this link](#)). Alternatively, should there be a clear viability reason that the development be unable to contribute to affordable housing, an open book analysis (i.e. a Viability Assessment) would be required to be submitted at the outset of your application. Please note that there is a separate fee for assessment (at time of writing initial fee of £4,000 for 5-9 unit schemes). This would be robustly assessed at the time of any future application, given the acute need for affordable housing within the Borough.

CIL

From April 1st 2015 development will be subject to the Council’s Community Infrastructure Levy (CIL), and this will include charges for residential development. Further information on CIL is available to view on the Council’s website at: <http://www.reading.gov.uk/businesses/Planning/planning-policy/community-infrastructure-levy/>

Should the proposal be CIL liable, the amount to be charged is non-negotiable. You will be required to submit a completed CIL form at the time of any application.

6. Procedural points

Submitting a valid application - Prior to the submission of any future application you are advised to consider the Council’s validation checklist ([available via the website](#)), which provides details as to the level and nature of information required to validate an application. The determination period for the Council to consider your application will only begin once all the necessary information to validate the application has been received. This should include:

- All necessary part 1 requirements
- Sustainable urban drainage information (Major only)
- Affordable Housing statement
- Air Quality Statement

- Ecological survey/reports (minimum Phase 1 report as there are significant works proposed to the roof)
- Head of terms proposal (for section 106 agreement)
- Noise and vibration impact assessment
- Landscape principles
- Sustainability statements (BREEAM/SAP)
- Materials Details
- Existing and proposed plans
- Planning Statement
- Vehicle parking and waste collection details

Wider consultation in advance of any submission - In line with paragraph 189 of the National Planning Policy Framework, you are encouraged to engage with the local community prior to the submission of any application. Please detail in your submission what consultation you have undertaken with the local community.

7. Conclusion

In summary, the development is in general terms considered to constitute an overdevelopment of the site. Although the principle of an upward extension and scale of replacement building at no.1a North Street may be acceptable, the proposed mix and number of residential units is currently contrary to policy and likely to lead to little material social benefit.

Notwithstanding the above and following a number of amendments, there is the opportunity to bring forward a more appropriate and desirable scheme. It is considered that further pre-application advice should be sought as a 'follow up response' with the proposal options which includes the wholly residential replacement building at no.1 North Street.

This advice is given on a without-prejudice basis and not all policies have been considered. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. The responses received from consultees may also affect the decision period if matters are raised which were not addressed at pre-application stage or require consideration before a decision is made.

If you wish to discuss the contents of this letter, please contact me on the number given above.

Yours Sincerely,

Anthony Scholes

Anthony Scholes

Senior Planning Officer

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