



Planning Design & Access Statement

Single storey extension above existing first floor residential unit to provide a second floor residential unit (86 m²) and two storey rear extension to provide new class E (87 m²) floorspace.

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In consultation with:

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Preapplication engagement with officers of:



On behalf of:

Lucky Trading Ltd



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Introduction

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- 1.1 Introduction
 - 1.2 Planning Policy
 - 1.3 Planning History
 - 1.4 Existing Site



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Introduction

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1.1 Introduction

This planning design and access statement has been prepared by STL Architecture & Planning to support the detailed planning application submitted on behalf of our clients Lucky Trading Ltd, for a single storey extension above existing first floor residential unit to provide a second floor residential unit (86 m²) and two storey rear extension to provide new class E (87 m²) floorspace.

This statement has been prepared in the context of the Reading Borough Councils Local Plan, adopted November 2019 and will cover the history and context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers. The resulting conclusion is that key material considerations, including, impact on; character, neighbour amenity and highways safety are acceptable and the wider objectives of the relevant local and national planning policy are therefore met.

In addition to this statement, the application is accompanied by the relevant planning application forms and ownership certificate and drawings. The relevant application fee has also been submitted via the online planning portal.

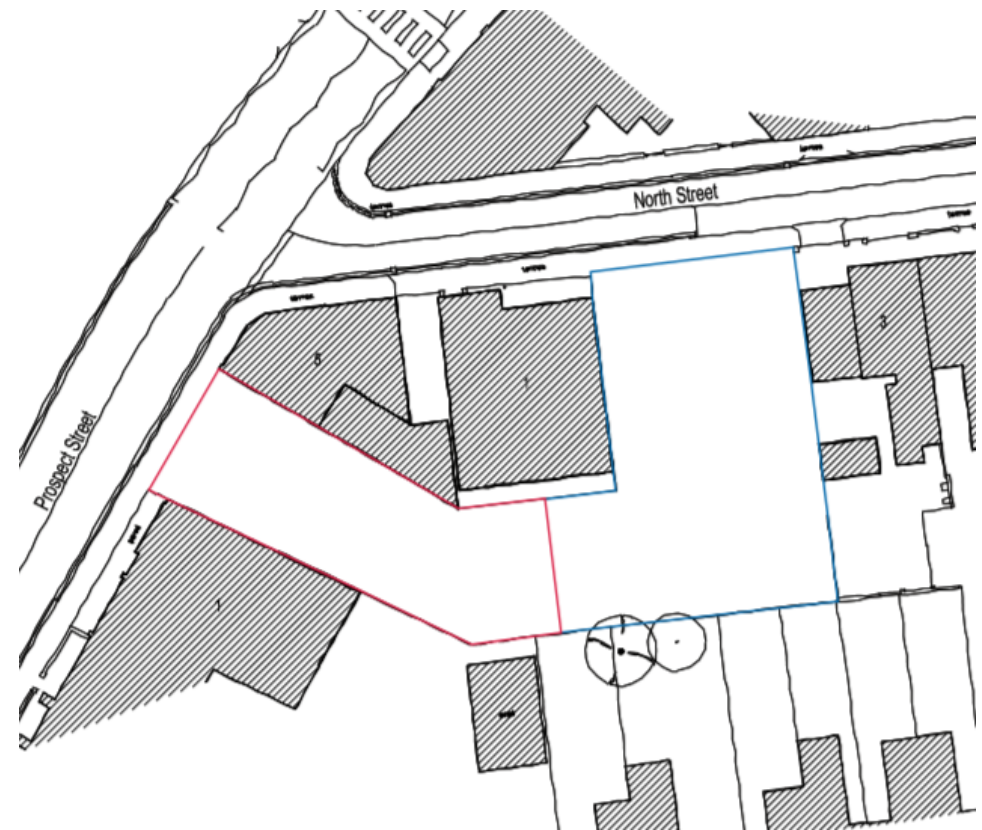


Figure 1: Block Plan



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Introduction

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1.2 Planning Policy

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards

RBC Local Development Framework

Local Plan (Adopted November 2019)

CC1: Presumption in favour of sustainable development

CC2: Sustainable Design and Construction

CC3: Adaption to Climate Change

CC5: Waste minimisation and storage

CC6: Accessibility and the intensity of development

CC7: Design and public realm

CC8: Safeguarding amenity

EN14: Trees, hedges and woodlands

EN18: Flooding and sustainable drainage systems

H1: Provision of housing

H3: Affordable housing

H5: Standards for new housing

H7: Protecting the existing housing stock

H10: Private and communal outdoor space

TR3: Access, traffic and highway-related matters

TR5: Car and cycle parking and electric vehicle charging

RL1: Network and Hierarchy of Centres

RL3: Vitality and Viability of Smaller Centres

Supplementary Planning Documents

Affordable housing (2013)

Revised parking standards and design (2011)

Planning obligations under section 106 (2015)

Sustainable design and construction (2011)

Introduction

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1.3 Planning History

191747/PREAPP

Replacement of existing bungalow with a 3 storey building consisting of B1/D1 at ground floor and 4 x one bedroom flats above.

191748/PREAPP

Replacement of existing bungalow with a 3 storey building consisting of 6 x one bedroom flats

180563/FUL– Appeal Dismissed

Change of use of restaurant (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 within building containing 4 residential units

990281 - Approved

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



Figure 2: Dismissed Appeal Proposal

Introduction

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1.4 Existing Site and Context

The site to which this application relates is a parcel of land situated in the District Centre of Caversham, east of Prospect Street and south of North Street .

The site is bound to the west by Prospect Street and by No5 and No1 Prospect Street to the north and south respectively. Both No5 and No1 provide residential accommodation at first and second floors with commercial premises at ground floor. The application site addresses Prospect Street and returns behind 1 North Street connecting to an area of land also within the ownership of the applicant. The site presently accommodates a Chinese restaurant at ground floor. This business activity ceased trading in 2017. The first floor is accommodated by an existing residential use. The site is approximately 257 metres squared in size and within walking distance to a wide range of shops and services. Public transport and outdoor recreational opportunities are also within walking distance of the site.

The application site does not form part of a Conservation Area nor does it impact the setting of any Listed Building Assets. The site is located in Flood Zone 1 and does not form part of any national or local landscape designations.



Figure 3: Aerial Image

Context

2.1 Site Photos

2.2 Character Photos



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Context

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2.2 Site Photos



Figure 4: View of 3 and 5 Prospect Street



Figure 5: View of 3 Prospect Street



Figure 6: View of the Rear of the Site

2.2 Character Photos



Figure 7: View of Prospect Street (South)



Figure 8: View of Prospect Street (North)



Figure 9: View of Prospect Street (West)

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Proposal:

3.1 Scale and Appearance

3.2 Amount and Layout

3.3 Access and Parking

3.4 Landscaping and Trees

Proposal

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3.1 Scale and Appearance

The proposal will increase the height of the building by approximately **2.5 metres. One quarter of a metre below no.5 and half a metre above no.1.**

The proposal includes the addition of three new dormer windows in keeping with the first floor fenestration style and a single chimney flue adjacent to the roof ridge line of no.5.

No alterations are proposed to the principle elevations at ground and first floor level. Once tenants are secured for the ground floor premises details of shop facias will be confirmed in detail with a further application should planning permission be granted.

The building presently sits below no1 and no5 Prospect Street resulting in a fairly overbearing and dominant impact on the character of the application building. The proposed increase in height provides a transitional development between respective roof heights, resulting in a more inclusive design in the street scene.



Figure 10: Proposed principle elevation

Proposal



The proposal seeks to retain and enhance the traditional appearance of the principle and rear elevations of the existing building. As shown on the proposed rear elevations and upward extension is proposed above the two existing rear gable projections connected by a flat roof. The proposed extension will facilitate the enlargement of the residential offering on site and will not project beyond the rear elevation of no1 and no5 or existing ridge heights. The proposal will result in the addition of new fenestration at the rear with two new roof lights proposed in the rear roof slope and connecting flat roof.

Figure 11: Proposed rear elevation

The rear office extension adopt a more contemporary approach split over two storeys to facilitate the additional Class E land use, providing an area of approximately 87 square metres for office use this maximising the available space within the limits of the site boundary



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Proposal

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Figure 12: Indicative Illustrations of Rear Elevations



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Figure 13: Indicative Illustrations of Rear of Site

3.2 Amount and Layout

The existing rear structures, ancillary to the commercial premises are to be removed and will not result in a loss of residential accommodation. Two 3-bedroom apartments are proposed on the existing first floor and proposed second floor of the main building, resulting in 172 sqm (86 sqm net) of floorspace over the two units. A roof garden is provided as residential amenity space for first floor flat.

The ground floor will provide 43 square metres of floorspace for the Class E, Estate Agency and 73 sqm of floorspace for the Class E Café, with the a further 51sqm of Class E at ground floor to facilitate new office floorspace. The site will also provide a number of solar panels to provide on site renewable energy sources for both 3 Prospect Street at 1a North Street (should it planning permission be granted).

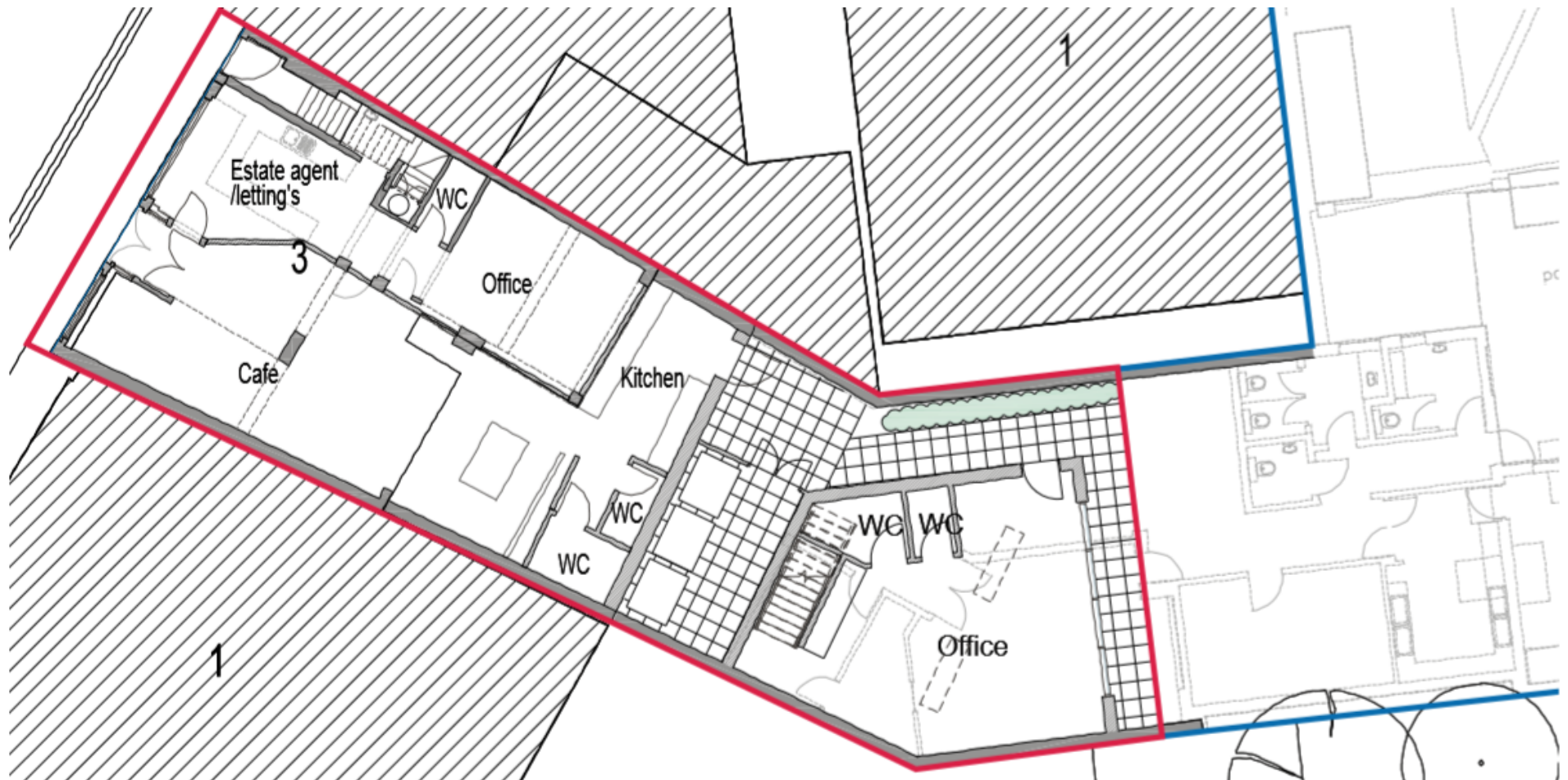




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Proposal

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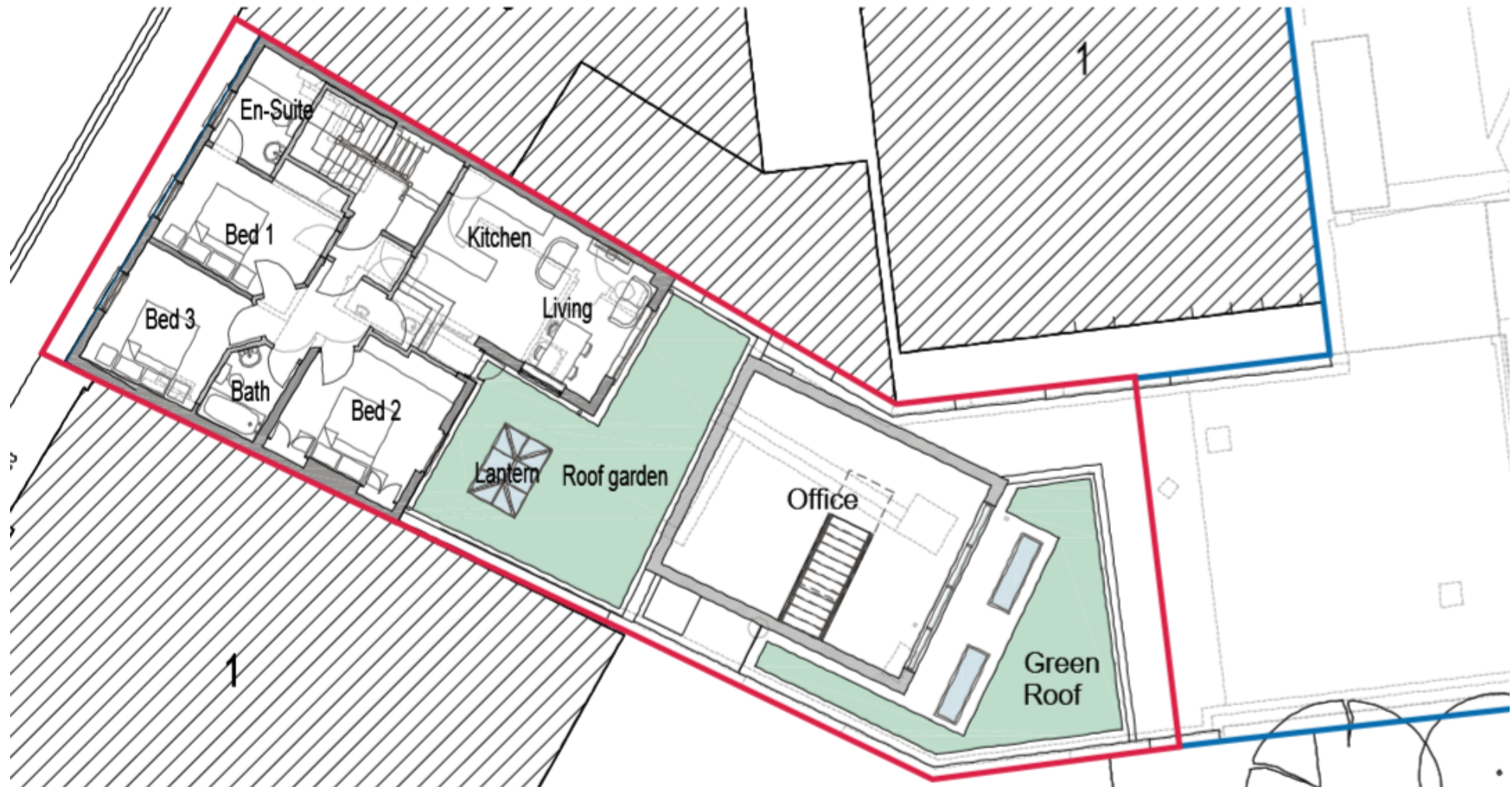




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Proposal

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Proposal

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Proposal

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3.3 Access and Landscaping

Access to both apartments will be achieved directly from Prospect Street via the secondary door to the left of the Estate Agent window.

The ground floor commercial premises benefit from a shared access directly from Prospect Street, with separate entry points for each unit internally. Access to the rear of the building is provided to allow for refuse storage for the Café land use. The Estate Agents refuse will be removed from the site in accordance with an established cleaning contract. Paper will be the main waste and therefore will be recycled.

The proposal seeks to deliver a green roof above the rear single storey office as well as a rear roof garden for the first floor apartment. Details of landscaping are limited to the sedum which can be specified by condition should it be deemed necessary..

Given the site is in a sustainable location with excellent access to public transport and existing agreements with Chester Street car park, the proposal does seek to not provide vehicular parking. This is the arrangement for most commercial and residential units on Prospect Street and restrictions on parking permits is accepted.



Policy Justification

- 
- 4.1 Principle of Development
 - 4.2 Impact on Character
 - 4.3 Impact on Neighbour Amenity
 - 4.4 Impact on Highways and Parking
 - 4.5 Other Material Considerations

Policy Justification

Principle of Development

The application site has an established dual use to include an existing C3 at first floor with commercial at ground floor. The site is located in the District Centre of Caversham where there are a variety of land uses. Dual use properties along Prospect Street are common, including the two flanking buildings No1 and No5 Prospect Street. The proposal is therefore compatible with the wider land uses and would be located in a sustainable location with a variety of shops and public services within walking distance. The principle of new residential development is therefore acceptable subject to all other material planning considerations being satisfied.

There is relevant planning history on the site, to include a dismissed appeal which outlined the proposed design:

“...would appear awkward and incongruous and cause visual harm to the appearance of the building at street level”.

This element of the proposal therefore remains as existing to ensure the character at street level is retained.

A subsequent pre-planning application was submitted concluding: Section 118 (e) of the NPPF (2019) states that:

“planning policies and decision should...support opportunities to use the airspace above existing residential and commercial premises for new homes...”

However, officers confirmed the proposed upwards extension would:

“...create an overly high built form compared to what is existing... The development would be too high in relation to its location between these two buildings” (no1 and no5 Prospect Street).

With respect to the change of land use at ground floor level; Local Plan policy RL1 supports the broadening of the range of facilities within Caversham District Centre which includes Class E land uses and there would be no net loss of centre uses for non centre uses at ground floor.

Policy Justification

Character and Appearance

Local Plan policy CC7 outlines development must be of a high design quality and should maintain or enhance the character and appearance of the area. As outlined earlier in the statement, the flanking developments and comparative heights, allow the design of the upwards extension to secure a logical and aesthetically pleasing transitional development between the two ridgelines. The design is informed by the existing Victorian vernacular with modest and appropriate dormer windows.

The extent of works proposed on the principle elevation are limited to the upwards extension and dormer windows. The scale is comparative to adjacent buildings and the wider area of Prospect Street. All materials are proposed to match the existing brick colour and style.

Whilst it is accepted the office building will be of a more modern appearance views of the rear of the site are limited from public view. The incorporation of green roofs allow existing occupants to benefit from an improved outlook onto the application site and is therefore considered compliant with Local Plan policy CC7

Residential Amenity

The development has been designed to avoid any overlooking between land uses, in particular the staggered windows of the first floor offices which remove any overlooking into the rear gardens of south street.

The amenity of future residents will also be safeguarded as outlined in the Noise Impact Report which concludes the proposed development will avoid future residents from being exposed to harmful levels of noise in accordance with paragraph 180 of the NPPF and policy EN16 of the Local Plan.

The Air Quality Report assessed the impact of traffic exhaust emissions on future occupants and concluded the site would be suitable for the proposed residential use and complies with paragraph 181 of the NPPF and policy EN15 of the Local Plan.

Highways and Parking

The proposal does not seek to include the addition of parking spaces owing to the constraints of the site and the sustainable district centre location with excellent access to public transport. Then commercial premises will utilise Chester Road Car Park as with the other commercial occupants in the area.

Policy Justification

Other Material Considerations

Flooding and Drainage

The application site does not give rise to concerns with respect to flooding or drainage. The site is not located within Flood Zone 2 or 3 and is located within an existing built up area where a sustainable drainage scheme would be viable by connecting into existing foul and surface water infrastructure. The more detailed design of the proposed scheme will be provided by condition should permission be granted.

Ecology and Biodiversity

The proposal is supported by a preliminary bat survey an additional survey is proposed in the next active season.

Adaptation to Climate Change The following devices will be incorporated within each home:

- Water efficient taps.
- Water efficient cisterns.
- Low output showers.
- Flow restrictors to manage water pressures to achieve optimum levels.

Renewable and low carbon technologies have been considered and the applicant has elected for a fabric and renewable energy approach to meet the necessary CO2 reduction targets in accordance with Local Plan Policy CC2 and CC3. An efficient mechanical ventilation system is proposed that will introduce fresh air to the building to ensure the internal comfort of the building is maintained.

The available options for delivery of energy have been appraised and highly efficient individual condensing gas boilers are the optimal method of supplying the homeowners with efficient, cost effective space heating and hot water.

The heating design will be enhanced by specifying full zone and optimum start controls to ensure that the homeowners have an effective, easy to control system. A high percentage of internal lights will be low energy which will reduce energy and CO2 emissions further.

Development Contributions

A viability statements has been submitted to support this application and should be read in conjunction with Local Plan policy H3 and Readings adopted CIL charging schedule.

Policy Justification

Ecology and Biodiversity

The proposal is supported by a preliminary bat survey. Although bats were not detected during the survey it is considered that the survey was not conducted in optimal conditions and as such an emergence survey is proposed in the next active season.

Adaptation to Climate Change

The following devices will be incorporated within each home:

- Water efficient taps.
- Water efficient cisterns.
- Low output showers.
- Flow restrictors to manage water pressures to achieve optimum levels.
- Water meters to all premises with guidance on water consumption and savings.

Advice will be provided by the developer to the residents through a comprehensive Home Owners Pack, detailing how to make optimum use of the devices installed around the home. Further, in marketing the scheme sustainable elements such as water reduction will be promoted.

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Conclusion

This Planning Design & Access Statement has demonstrated the proposed development is acceptable in principle. Material planning considerations have been analysed and it is concluded the site can be developed as proposed without adverse impacts to the character of the area, amenity of neighbouring land uses, highway safety and ecology. Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to policy and planning context. It is understood officers have been unable to undertake site visits in previous months. We would be happy to accompany any officers who feel our attendance may be useful on site. Should there be any issues which officers' feel can be addressed by minor revisions or pre-commencement conditions, we ask you to contact us ahead of issuing a determination.

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Appended Plans & Reports

- Block and Location Plan
- Ground Floor Plan
- First Floor Plan
- Second Floor Plan
- Proposed Sections
- Proposed Elevations
- Preliminary Bat Report
- Air Quality Report
- Noise Impact Report
- Viability Study
- Pre-application Response (191748/PREAPP)