ET Planning

Planning, Design and Access Statement

Client:
Siloam Construction

65 Kiln Road

Emmer Green, Reading, RG4 8UE

Erection of Dwelling and Creation of New Access

Rosie Brace **BSc (Hons) MSc MRTPI**

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01 Introduction

1.1 This statement is produced to support a planning application for the erection of a new dwelling to the rear of 65 Kiln Road, Reading RG4 8UE.

1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.

1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, Arboricultural Impact Assessment, Preliminary Ecological Survey and the following plans prepared by J I Architects:

- Site Plan, Location Plan and Context Plan
- Floor Plans and Elevations

1.4 The relevant application fee will be submitted by the applicant separately.

02 Site Location & Description

2.1 The site comprises a detached dormer bungalow with an extensive front and rear garden. The rear garden in particular is generally more substantial in size than the majority of gardens within the immediate locality. The site is located on the northern side of Kiln Road within the suburb of Emmer Green, with Ancient Woodland in the form of Clayfield Copse located on the opposite side of the road stretching towards the south-east.

2.2 Emmer Green comprises the northernmost suburb of Reading and Kiln Road effectively forms the end of Reading's continuous built-up area in the north-east. The immediate locality is exclusively residential in nature, and dwellings within Kiln Road are typically detached and appear to primarily date from the 1970s. The existing property present on site is effectively entirely screened from view of the streetscene due to the presence of mature trees and vegetation along the front boundary adjacent to the highway, with the property itself well recessed from the streetscene.

2.3 The property benefits from an existing vehicular access leading towards the garage, whilst a further disused access is present adjacent to the site's southern flank boundary, benefitting from an existing dropped curb.

03 Planning History

3.1 There is no planning history available for the site.

04 Development Proposals

4.1 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:

4.3 ***Use and Amount:*** The proposed use is for a single two storey dwellinghouse (Use Class C3) accommodating 4 bedrooms with an access from Kiln Road. The proposed dwelling has a traditional layout with living space on the ground floor, and bedrooms located on the first floor.

4.4 ***Layout and Scale:*** The proposed two-storey dwelling has been located to the rear of 65 Kiln Road, placed in accordance with the existing building line along Venetia Close.

4.5 Internally, the accommodation has been laid out to maximise the internal space and light afforded.

4.6 This erection of the proposed dwellings will have no adverse impact on neighbouring amenity or the surrounding environment due to the dwelling being located at a suitable distance away from existing development.

4.7 ***Landscaping:*** The Existing trees can be retained and protected through the demolition and construction process. New planting can be accommodated within the curtilage and is proposed for control via condition.

4.8 ***Appearance:*** The proposed dwelling has both single storey and two storey projections. The proposed dwelling is traditional in design and the materials proposed.

4.9 ***Access & Parking:*** The proposed 4 bed dwelling provides two parking spaces, being one garage space and one forecourt space. A turning area has been provided to allow for forward egress.

4.10 Internally, disabled access and circulation requirements are designed to achieve Building Regulations Part M standards, including entrance doors to be a minimum of 800mm, electrical fittings and service controls at suitable heights for disabled persons use, and all bathrooms and WC facilities designed for disabled access.

05 Policy Assessment

5.1 ***National Guidance:*** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.

5.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the 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 117 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*".

5.3 Paragraph 59 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.

5.4 Paragraph 124 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 131 states that "*In determining applications, great 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.*"

5.5 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).

5.6 ***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.

5.7 Policy H11 of the Local Plan sets out the requirements for the development of private residential gardens. The proposed development has therefore been assessed against these requirements below:

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;*

5.8 The scale and layout of the dwelling reflects the existing development in the immediate area, particularly around Kiln Road and Venetia Close.

- *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;*

5.9 The proposed dwelling extends the building line of Venetia Close and reflects the current arrangement of plots in this immediate context. Utilising a private drive off Kiln Road also reflects the existing arrangement for 65 Kiln Road as well as other existing properties. The arrangement of the proposed development in the plot is traditional in its setting and subsequently integrates with the existing development in which it is placed.

- *Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges etc;*

5.10 The site currently benefits from trees and vegetation at the boundary of the site. New landscaping and planting can be accommodated within the curtilage and can be controlled via condition.

- *Compatibility with the general building height within the surrounding area;*

5.11 There are a mix of building heights in the immediate area of the site, with most being predominantly two storeys. The proposal therefore is compatible with the existing character of the immediate area.

- *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/or complementary;*

5.12 The design of the dwelling and the materials proposed to be used in its construction are high quality and appropriate for its location due to its traditional design.

- *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings*

5.13 The design of the dwelling has suitably taken into account the placement of windows, doors and architectural detailing to complement the surrounding area, ensuring a high quality dwelling.

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:

5.14 The application site has sufficient space to meet the required parking standards, external residential amenity space and the necessary space around the proposed dwelling to site it away from existing buildings. The proposed development is also designed to ensure that 65 Kiln Road retains enough external amenity space for its existing occupiers. The site can accommodate the required parking spaces.

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

5.15 The site is accessed from a private drive on to Kiln Road. The access is appropriate for this level of development and therefore meets appropriate highway standards.

4) The proposal does not lead to tandem development;

5.16 Although the proposed dwelling sits behind the existing property of 65 Kiln Road, it does not lead to tandem development due to the existing building line along Venetia Close in which this development continues.

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

5.17 The layout has no requirement for additional security measures and does not expose the site to any public areas.

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

5.18 There is no impact from the proposed development due to adequate spacing between the proposed dwelling and 65 Kiln Road and the closest neighbouring dwelling on Venetia Close.

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

5.19 The proposed dwelling has four bedrooms, providing much needed family sized housing. It also incorporates additional living space on the ground floor, including a study. As has been demonstrated through the COVID-19 pandemic, home working has become and will continue to be more prevalent. Having a dedicated home-working space is therefore important to incorporate into all new dwellings to ensure that it is suitable for future residents.

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

5.20 As demonstrated through the submitted Preliminary Ecological Appraisal, the proposals present opportunities for ecological enhancements in order to achieve a net gain in biodiversity value. These include the incorporation of bird and bat boxes within the new building and surrounding trees, the planting of native species of local provenance within the landscaping plan and the enhancement of grassland to provide species-rich neutral grasslands.

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

5.21 It is demonstrated on the site plan that the plot can accommodate satisfactorily one dwelling. There is no prospect of any further development coming forward on this particular site or the surrounding area and so it does not prejudice the development of the site or of a wider area.

5.22 The proposed development has been assessed against Policy H11and it has been demonstrated that it meets the criteria of all points. The principle of development is therefore secured.

5.23 ***Character and Appearance of the Area:*** Policy CC7 (Design and the public realm), states that "*all development must be of high design quality that maintains and enhances the character and appearance of Reading in which it is located*". This includes consideration of but is not limited to; layout: urban structure and urban grain, density and mix, scale, height and massing, and architectural detail and materials.

5.24 As set out previously, the proposed dwelling is of an appearance and scale that is compatible with the surrounding character of Kiln Road and

Venetia Close. The scale of the building is in keeping with its plot and ensures that that it can accommodate the required residential amenity and parking area.

5.25 The surrounding area is residential in nature and the proposed dwelling not only seeks to maintain the character of the area but also enhances the it through the high quality design of the dwelling.

5.26 The proposed development is therefore in accordance with Policy CC7.

5.27 ***Residential Amenity:*** Policy H10 of the Local Plan states that "*Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space*".

5.28 The proposed dwelling will have its own functional private garden, including a patio as well as ample space to meet the needs set out in Policy H10.

5.29 Policy H10 also Policy H10 also states that "*The design of outdoor areas will respect the size and character of other similar spaces in the vicinity*". The garden space and external amenity area for the proposed dwelling are similar in size and position to a number of other properties in the immediate surrounding area along Kiln Road, Marchwood Avenue and Russet Glade as evidenced on the Context Plan submitted alongside this application. The proposed development also ensures that 65 Kiln Road retains ample external amenity space both to the rear and front of the property.

5.30 Policy H10 then goes onto say that the design of outdoor areas will "*not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing*".

5.31 There is sufficient distance between the proposed dwelling and other existing properties surrounding it to ensure that there is no negative impact through overbearing or loss of light to either existing properties or the proposed dwelling.

5.32 ***Trees and Landscaping:*** An Arobircultural Impact Assessment has been submitted with this application.

5.33 From the trees surveyed, only one surveyed item is considered to be of moderate quality (Category B) within the region of 20+ years life expectancy. Eighteen surveyed items are considered to be of low quality (Category C) with 10+ years useful life expectancy. No surveyed item is considered to be of high quality (Category A).

5.34 The proposed development will not lead to the removal of any high quality or significant tree specimens. All trees to be removed are assessed as being of low quality (Category C) and therefore should not be viewed as a constraint to development. In any case, being garden trees, the property owner would be with their right to remove or manage their trees as they require regardless of proposals.

5.35 In any case, new tree planting at the property can be undertaken to compensate for tree loss.

5.36 Provided that tree protection measures, as set out within the Tree Protection Plan are put in place it is considered that there is adequate

space to enable proposals to be implemented without damage to retained trees.

5.37 ***Transport and Parking:*** Access to the site is taken off Kiln Road as per the existing arrangements of other properties in the surrounding area.

5.38 The proposed 4 bed dwelling benefits from two parking spaces, comprising of one garage space and one forecourt space, meeting the required parking standards. A turning area has been provided to allow for forward egress. Cycle parking is also accommodated on site.

5.39 ***Refuse Provision:*** A suitable bin storage area is provided for the proposed dwelling whilst a bin collection point is situated on the access drive to allow for the household waste and recycling to be collected.

5.40 ***Flooding and Drainage:*** The site is located in Flood Zone 1 which carries the lowest risk of fluvial flooding. The site is less than 1 hectare in size, therefore a Flood Risk Assessment is not required.

5.41 ***Sustainability and Energy:*** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. 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) 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;

D) Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;

E) Secure cycle provision to encourage sustainable modes of transport;

F) 'A' rated electrical appliances and energy saving light fittings;

G) 'A' rated double glazed windows with natural cross ventilation provision;

H) Water butts fitted to the rainwater down pipes for watering the garden;

I) Recycling of waste construction materials where practicable;

J) Permeable driveway/parking spaces to avoid increase in surface water runoff;

5.42 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.43 ***Ecology:*** Point 8 of policy H11 states that the development will be acceptable where "*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*".

5.44 A Preliminary Ecological Appraisal (PEA) has been prepared and submitted alongside this application.

5.45 The site is not recognised as being of international, national or county level conservation significance.

5.46 Proposed habitat and protected species mitigation measures and recommendations have been outlined in the PEA including the protection of retained boundary hedgerows; precautionary measures during the removal of trees and section of introduced shrubs to avoid impacts to amphibians and reptiles and prevent disturbance of nesting birds and precautionary measures during shrub removal looking for signs of large mammal activity.

5.47 The proposals also present opportunities for ecological enhancements in order to achieve a net gain in biodiversity value and include the incorporation of bird and/or bat boxes within the new building and surrounding trees, the planting of native species of local provenance within the landscaping plan and then enhancement of grassland to provide species-rich neutral grasslands.

5.48 ***Affordable Housing:*** The Applicant is willing to enter into a Section 106 agreement to secure affordable housing contributions in accordance with Policy H3 of the Local Plan.

5.49 ***Community Infrastructure Levy:*** The proposed development is CIL liable. The relevant forms have been completed and submitted with this application.

06 Conclusion

6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.

6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply/, without adverse effect on the character of the area or the amenity of neighbouring residents.

6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Rosie Brace BSc (Hons) MSc MRTPI
Senior Planner | ET Planning
200 Dukes Ride Crowthorne RG45 6DS
rosie@etplanning.co.uk 01344 508048

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Contact

Address

200 Dukes Ride RG45 6DS
One St Aldates OX1 1DE
32 London Road GU1 2AB
14 The Square SY1 1LH

Phone

01344 508048
01865 507265
01483 363950
01743 612043

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk

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