

ET Planning

Single-storey side, rear and upwards extension following the demolition of the existing single-storey rear extension and additional outbuildings.

Client:

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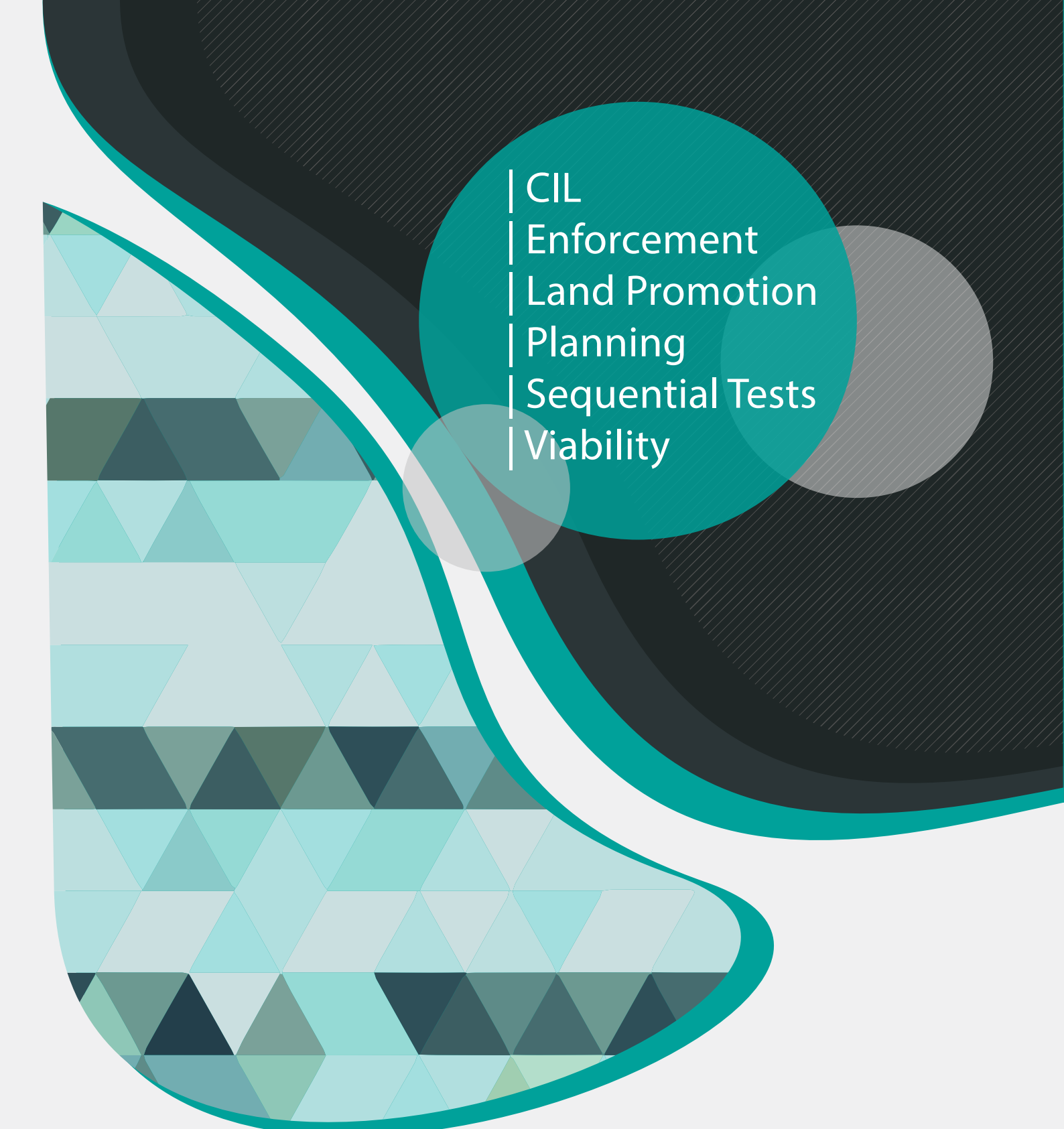
Planning Application for proposed extensions following demolition of existing built form. The upwards extension includes the provision of a dormer window.

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01 Introduction

- 1.1 This statement is produced to support a planning application for a two-storey side and rear extension following the demolition of the existing single-storey rear extension and additional outbuildings. The ridge height of the building will also be increased to match neighbouring dwellings whilst a second floor will be created with an additional dormer window. The proposed extension will facilitate the provision for 3 residential flats on the application site.
- 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, and the following documents prepared by The Keen Partnership:
 - PL – 01: 1:1250 Site Location Plan
 - PL – 03: 1:200 Existing and Proposed Block Plan
 - PL – 04: 1:100 Proposed Site Plan
 - PL – 05: 1:100 Existing Ground Floor Plan
 - PL – 06: 1:100 Existing First Floor Plan
 - PL – 07: 1:100 Existing Roof Plan
 - PL – 08: 1:100 Existing Elevations
 - PL – 09: 1:100 Existing Side Elevations
 - PL – 10: 1:100 Proposed Ground Floor Plan
 - PL – 11: 1:100 Proposed First and Second Floor Plan

- PL – 12: 1:100 Proposed Elevations
- PL – 13: 1:100 Proposed Side Elevations

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

02 Site Location & Description

2.1 The application site is located to the south of Oxford Road. The application site is located to the west of Reading Town in close proximity to Norcot which is immediately to the west of the site.

2.2 A gate is currently located to the east of the building which provides access to the rear. A wall currently screens this access from the neighbouring car park which is located to the east of the building due to the building being an end of terrace property.

2.3 The two neighbouring terrace properties have been extended upwards via a dormer and have an increased ridge height when compared to 601 Oxford Road. 603 Oxford Road has a large outbuilding to its rear which is significantly larger than the proposed extension whilst 605 has also been extended to the rear to facilitate an addition flat. Therefore, the pattern of development in the area is extremely irregular.

2.4 The surrounding area is residential and commercial in nature; characterised predominantly by flats, dwellings and multiple commercial units which exist on Oxford Road.

2.5 The building subject to this application is a 2-storey mixed use property comprising of an A1 hairdresser on the ground floor and a residential dwelling on the ground and first floor. The additional single storey-built form is used for storage attached to the application site. This space is

currently underutilised; thus, permission is sought to create an additional flat.

- 2.6 This application will not impact the existing A1 use as this part of the building is not proposed to be altered via this application.

03 Planning History

- 3.1 A current application has been submitted for the change of use of the hairdressers to residential via the prior approval process under the General Permitted Development Order.

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 existing use is 1x A1 on the ground floor, and 1x 1bed C3 residential flat on the first floor, including a bedroom, bathroom as well as a kitchen and living area.
- 4.4 The proposed use is for a 2x 2bed and 1x 1bed C3 residential flats. Flat 1 will be located on the first and second floor utilising the upwards

extension above the existing A1 unit. Flat 2 will be located to the rear of the existing A1 unit on the first floor whilst Flat 3 will be located on the ground floor.

- 4.5 The amount of development proposed has been designed to retain the existing character and appearance of the dwelling whilst providing the additional space needed for three flats, as shown below.
- 4.6 **Layout and Scale:** This application and proposal consist of the demolition of the existing single storey rear section of the building and two outbuildings. The proposed works include a side and rear extension alongside an upwards extension and implementation of a dormer window.
- 4.7 The proposed extension will be built on the footprint of the existing built form to be demolished. The existing roof form and materials are to be retained at the new proposed height.
- 4.8 The layout of the existing building has been rearranged to ensure that suitable space is provided within Flat 1 and 2, ensuring that the stairs are located in a suitable manner to facilitate the additional floor.
- 4.9 Internally, the accommodation has been laid out to maximise the internal space and light afforded, with primary habitable rooms benefitting from a southern orientation.
- 4.10 **Scale Height & Mass:** The height of the building has been increased by 0.7 metres to ensure that the ridge height of the building matches the neighbouring building 603 Oxford Road. A dormer window is also proposed which matches the architectural style and size of the neighbouring dormer window. Therefore, the height and

implementation of a dormer window is in keeping with the character of the area.

- 4.11 The increase in height, in fact, makes the proposed building more suitable within the local vernacular. In addition, this increase in height also facilitates additional floorspace which contributes to the formation of an additional flat.
- 4.12 The existing building has a total floor area of 132.20 sqm whilst the proposed building has a total floor area of 178.20 sqm. When compared to the size of the existing dwelling and the buildings to be demolished, the proposed increase of 36 sqm (27%) is acceptable and carries no adverse impact.
- 4.13 **Space Standards:** Policy H5 states that proposals must comply with the nationally described space standards discussed below.
- 4.14 All flats with two or more bed spaces have at least one double bedroom. A single bedroom exceeds the requirements of 7.5 sqm whilst a double exceeds the minimum requirement of 11.5 sqm. In addition, ceiling heights exceed the minimum requirement of 2.3m.
- 4.15 Amenity garden space is shown within the proposed block plan and to the rear of the dwelling. Therefore, suitable amenity space has been provided to support both flats in line with Policy H5.

Ground Floor Unit (Flat 3)

- 4.16 In regard to the ground floor unit, national space standards state that a single storey 1 bedroom 1 person dwelling should be at least 39 sqm. Flat 3 is 44 sqm and exceeds this minimum requirement

4.17 In addition, the individual living space, kitchen and bedrooms are compliant in the guidance in their own right.

First and Second Floor Unit (Flat 1)

4.18 In regard to the first and second floor unit, national space standards suggest that the minimum gross internal floor area for a 2-bedroom 2-storey dwelling is 70 sqm. The flat comprises of an internal floor area of circa 69 sqm. Therefore, flat 1 falls slightly short of the national requirements. However, at 69 sqm the flat is compliant with these suggested guidelines and still provides sufficient living space for future inhabitants. In addition, the proposed bedrooms exceed the minimum requirements of 7.5 sqm. Therefore, the flat complies with the required national standards.

First Floor Unit (Flat 2)

4.19 In regard to the first and first floor unit, national space standards suggest that the minimum gross internal floor area for a 2-bedroom 1-storey dwelling is 61 sqm. The flat comprises of an internal floor area of circa 66 sqm. Therefore, the proposed flat is compliant with these standards.

4.20 **Landscaping:** The existing garden and landscaping will be split into two fenced areas. These areas will have gated access ensuring that each individual flat has suitable private amenity area.

4.21 The existing vegetation on the site will be unaffected by this proposal, although additional planting and landscaping can be provided via condition if the council deem this a requirement.

4.22 **Appearance:** The proposed rear extensions have been designed to fit seamlessly with the existing dwelling. The proposed roof form with

match 603 and 605 Oxford Road in terms of design and materials ensuring that there is a positive impact on the character of the area.

- 4.23 The side and rear extensions utilise the space at the site without dramatically impacting the bulk, design or character of the building. The adjacent wall ensures that the side and rear extensions will barely be visible from the street scene.
- 4.24 The proposed extension will be constructed with new external cavity walls to improve the sustainability of the dwelling.
- 4.25 **Access & Parking:** In terms of vehicular access, no change is proposed to the existing access or parking arrangements under this application.
- 4.26 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 The site is located within a defined settlement where residential development is acceptable in principle subject to complying with Local Plan Policy H8. Policy CC1 of the Reading Borough Local Plan (2019) states that application must be viewed positively in favour of sustainable development.

5.8 The council is currently meeting its 5-year housing supply targets. However, provision of new sustainable housing is encouraged within the borough, specifically within settlement boundaries under policy H1 of the local plan.

5.9 Policy H9 of the Local Plan states that house extensions and ancillary accommodation will be acceptable when it:

- Respects the character and appearance of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;
- Does not present an overbearing impact on neighbours or a large blank façade to public areas; and
- Does not result in a loss of biodiversity within gardens

5.10 The proposed extension created a building which matches the neighbouring buildings in terms of materials, height and design. Therefore, on the principal elevation, the view of the property is increased via this proposal. The proposed extensions are located to the east of the building adjacent to the neighbouring car park which is screened by a large wall. Therefore, there will be no adverse impact on the car park due to screening whilst there is sufficient separation

distance between the proposed built form and the neighbouring property 603 Oxford Road. Therefore, there is no impact on neighbouring amenity.

- 5.11 This neighbouring property, 603, and multiple over properties contain backyard development of a similar size and style. Therefore, the character of development is also not adversely impacted. The proposal, therefore, complies with all of the conditions within Policy H9.
- 5.12 This proposal replaces existing extensions and outbuildings which are off no use to the existing A1 retailer and inhabitant. These buildings are currently underutilised and could be considered an eyesore. There replacement improves the sustainability of built form on the site whilst reducing the spread of development.
- 5.13 The proposal also complies with Policy H11 of the Local Plan in which development of Private residential gardens is accessed. Indeed, this application replaces existing built form as laid out above; however, the proposed additions do not conflict with any aspects of Policy H11 in which amenity, compatibility with neighbouring height and sufficient amenity land is complied with,
- 5.14 The Design Guide to House Extensions SPD (2003) states that two-storey rear extensions which extend further than 4 metres will not normally be acceptable. However, *'exceptions to this may be acceptable if the house and garden are capable of taking an extension of a longer depth'*. Due to the terraced nature, linear arrangement of existing built form and the length of the overall site, a longer two storey extension is deemed acceptable.

5.15 ***Sustainable Development:*** The following sustainability benefits are relevant:

a) Social: The proposal would increase the supply of housing.

b) Economic: The development would generate local construction jobs, provide efficient use of land, create increased in-perpetuity local council tax revenue payable to the Council and also provide a CIL contribution towards improving local infrastructure. The proposal would also create additional local spending in the area and wider District in perpetuity through accommodating new residents.

c) Environmental: The site is in a suitable location and the proposal utilises an existing structure.

5.16 Private and communal outdoor space has been allocated to each flat in accordance with Policy H10 of the Local Plan.

5.17 ***Density and Size of Dwellings:*** The size and provision of the flats are discussed in the Space Standards section between 4.13-4.22. The flats are compliant with these national requirements and, thus, Policy H5 of the Local Plan.

5.18 ***Character and Appearance of the Area:*** The raising of the ridge height and proposed pitched roof would match 603 and 605 and thus be in keeping with the area. The area is not solely defined by terraced dwellings with flats provided at 603 and 605 Oxford Road. Development is also proposed to the rear of buildings along Oxford Road. Therefore, the proposed flat is not out of character with the area and accords with Local Plan Policy CC7.

5.19 The pitch is kept low to minimise intrusion within the landscape. The existing window openings are maintained whilst the insertion of

rooflights has minimal impact on the character of the building whilst their location is screened from the street scene.

5.20 The Design Guide to House Extensions SPD (2003) states that dormer windows must be set below the ridge line and should line up horizontally and vertically. The proposed dormer window has been designed to mimic the neighbouring dormer and complies with these policy requirements.

5.21 **Residential Amenity:** The proposed flats accommodate an open living area, bathroom, storage cupboard and a small study area (flat 1). The habitable areas benefit from suitable ventilation and two rooflights when external windows do not suffice. The bathrooms and bedrooms benefit from windows to ensure that these rooms are ventilated. Therefore, the proposed flat has ample internal space and access to light. Policy H10 requires amenity space, and separate garden space is provided for the proposed flat, whilst the existing flats share the remaining garden. The locality has a variety of garden sizes, with terrace gardens, as well as smaller amenity spaces for the flats on Oxford Road. Therefore, the garden sizes are not out of character with the area.

5.22 The existing building comprises a main two storey element where no windows are proposed on the west elevation. Therefore, the proposed extensions will not overlook the neighbouring 603. In addition, due to the separation distance between the built form and the shared boundary between 601 and 603; there will be no adverse impact in terms of the loss of light. The orientation of the dwellings and their south face gardens also helps to ensure that the light is retained.

- 5.23 The conversion will not have any negative impact to the neighbouring residential uses, nor will there be any external alterations that would threaten privacy or amenity in accordance with CC8.
- 5.24 **Trees and Landscaping:** The rear garden will be split to provide a dedicated amenity space for the flats, with 1.5m close boarded fencing, railings and planting to delineate boundaries. No trees are to be removed or planted, however, this can be enforced via condition if required.
- 5.25 **Transport and Parking:** Oxford Road is a main road which does have parking restrictions; however, 1 permit is currently available in relation to this property. Restriction free parking is provided on Beecham road and Gordon place ensuring that parking is available for the additional flat.
- 5.26 The site is within 200m of an Oxford Road bus stop, which services 9 routes east and west. These routes run very frequently with just one route 15/15a running up to 10-15minutes in peak times. In addition, the site is within walking distance (within 800m) of Reading Retail Park as well as Tesco extra. Reading West station is 1.2km away and can be accessed by the bus routes along Oxford Road.
- 5.27 The material increase of traffic and parking for an additional 2bed unit would be minor and would not threaten the safety of the highway network. Given the sustainable location, provision of cycle storage, as well as ample on street parking available, the proposal is considered acceptable in accordance with Local Plan Policy TR1 and TR3.
- 5.28 **Cycle Provision:** Secure cycle storage is indicated on the submitted plans and is to be shared with the existing flats.

- 5.29 **Refuse Provision:** Secure refuse provision is indicated on the submitted plans and is to be shared with the existing flat.
- 5.30 **Air Quality:** The site is located within Reading AQMA, where Local Plan policy EN15 requires mitigation to be demonstrated. The proposal does not provide additional car parking and avoids siting bedrooms to the ground floor front elevation, as supported by paragraph 4.2.80 of the Council's policy. As such, the proposal would have no worse an effect on local air quality than existing.
- 5.31 NIBE F470 units will be installed will be implemented to ensure that sufficient air is provided throughout the proposed flats. With the implementation of these air recycling units there is no need to supply an air assessment report.
- 5.32 **Noise:** The windows will provide a 33dB reduction to the front elevation adjacent to the main Oxford Rd to minimise road traffic noise.
- 5.33 **Drainage and SuDS:** The site is located within Flood Zone 1 where a Flood Risk Assessment is not required. There is no change to the existing drainage arrangement.
- 5.34 **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) Maximizing the use of natural light through floor-ceiling windows;
- D) Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E) Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- F) Secure cycle provision to encourage sustainable modes of transport;
- G) 'A' rated electrical appliances and energy saving light fittings;
- H) 'A' rated double glazed windows with natural cross ventilation provision;
- I) Recycling of waste construction materials where practicable;

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

5.36 **Affordable Housing:** Local Policy H3 requires on sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough. This is to be secured via 106 legal agreement during the course of the planning application.

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

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