

Introduction

245 Oxford Road Conversion Planning Statement-REV A 040420

This statement accompanies a planning application to convert an existing 3 bed maisonette, currently arranged over the upper and lower ground floor levels into 1 two bed flat and 2 studios.

247 Oxford Road is a four storey terraced building, with an open plan frontage and a private rear garden accessible from both the upper and lower ground floor levels.

Direct garden access shall be maintained to the 2 bed flat, existing bin storage shall be utilised and a Sheffield stand shall be installed to the forecourt whilst retaining the existing car parking bay. for the sole use of the 2 bed flat.

Policy CS1 (Sustainable Construction and Design)

The proposal represents an efficient means of providing two additional dwellings through better use of the existing space. The heating, lighting, and water systems installed shall meet current building regulations requirements, including high efficiency condensing gas boiler, secondary glazing, water efficient flush toilets and showers heads and energy efficient lighting.

Policy DM10 (Amenity Space)

A private rear garden is accessible via existing steps directly from the proposed 2 bed upper ground floor flat, with an area of approx. 200m².

Policy CS15 (housing mix)

The proposal retains a 2 bed dwelling unit at upper ground floor level, 2 studios on the lower ground floor, therefore retaining a mix of dwelling sizes.

Policy CS24 (Car & Cycle Parking)

The site is within Zone 2, Primary Core Area in relation to the Councils' Revised Parking Standards SPD 2011. As such, one parking space is required per 1-2 bed dwelling as standard. Where a lower level of provision is proposed, there must not be any detrimental impact upon highway safety. In this instance there is a lack of space to provide two off-street tandem parking spaces to the frontage. The Oxford Road is double yellow line painted within the vicinity, and residents parking permit schemes are operational along surrounding streets, therefore effectively preventing any unauthorised or unplanned parking within the area.

With regard to the location of the proposed development, the property is situated within a comfortable walking or cycling distance of local shops and services, including Reading town centre, is well connected via public bus services operating along the Oxford Road, as well as the nearby Reading West rail station, and is therefore considered to have good accessibility to existing infrastructure, open space, facilities, services and public transport links in accordance with Policy.

Policies CS18, DM8 (Bin Storage)

The existing communal refuse and recycling bins located to the forecourt shall be utilised.

Noise Assessment

The receptor source of the Oxford Road generates significant traffic noise, albeit from relatively low speed travel. Secondary glazing is proposed, as 'selectaglaze 40' units, with a 200mm gap to the existing windows, offering a 47 RwdB sound reduction.