

PLANNING STATEMENT

in respect of constructing a new 2 bedroom bungalow at

Land Adjoining 16 St Barnabas Road, Emmer Green, Reading.

1. ENVIRONS

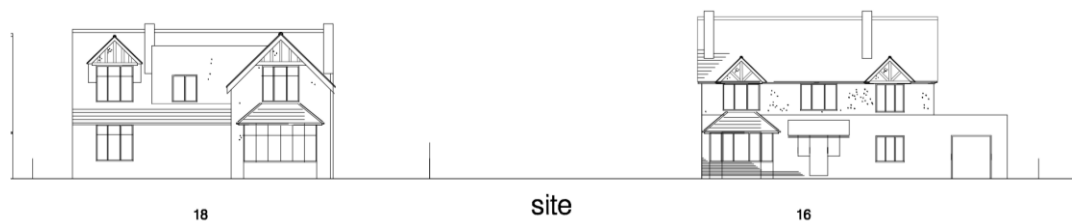
The site is situated between No.16 St Barnabas Road ['No.16'] and No.18 St Barnabas Road ['No.18'] in a row of detached houses on the northern side of St Barnabas Road as it approaches Surley Row. The area is residential in character, with generally two-storey houses in traditional construction of masonry walls supporting timber-framed pitched tile roofs. Some parts of the elevations, including those adjacent to the application site, have stucco and tile-hanging applied to the walls, the former sometimes with applied half-timbering, but the predominant elevational materials are facing brickwork surmounted by pitched plain tiles.

Generally the dwellings are of dissimilar designs in variously shaped and sized gardens. The gaps between the houses also vary, from about 3m between Nos.18 and 20 to about 12m elsewhere. The site occupies a gap between the existing neighbouring houses at Nos.16 and 18 which, at about 18m, is exceptionally large. All neighbouring dwellings are separated from the highway by generous front gardens, and all have rear gardens as private amenity space, again varying in depth between 20m at Nos.26 and 28, to 55m at No.16.

The site is well served by public transport, nearby Grove Road and Evesham Road being a bus route between Emmer Green and central Reading. All the dwellings in St Barnabas Road have the benefit of off-street car parking, generally including garages, and the nearby Peppard Road provides bus and other vehicular links between Reading, Caversham and South Oxfordshire. Within walking distance there is a secondary school in Surley Row; a surgery, church, primary school and small shopping area near the junction of St Barnabas Road with Grove Road and Evesham Road; and a larger shopping centre, including restaurants and public houses, at Emmer Green.

2. THE SITE





EXISTING

The site, measuring 12.3m wide x 45m deep, 2 meters deeper than the earlier proposals from 2014. It has been created from that part of the garden to No.16 lying between the existing house and its boundary with No.18, there being 13.3m between the two houses. It is broadly flat, and rectangular on plan in an approximately SSW-NNE orientation, its frontage to St Barnabas Road being 12.3m wide. There are a number of mature and semi-mature trees around the site.

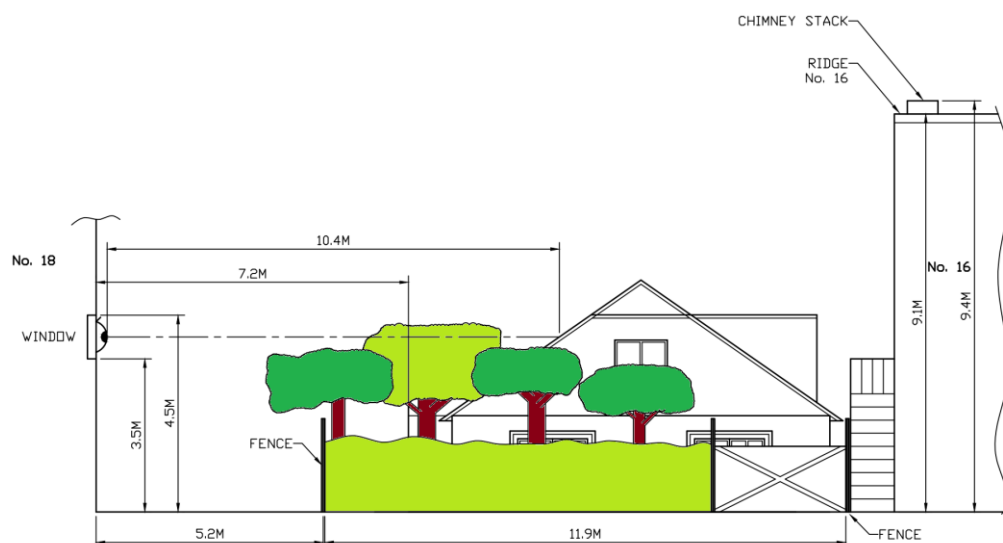
3. PREVIOUS PROPOSALS

On 4 November 2015 previous proposals for a house on this site were refused planning consent on appeal. The main issues were identified as their effect on the character and appearance of the area, and on the living conditions of neighbours, with particular regard to outlook.

The inspector found that the size of the then proposed dwelling in relation to the width of the plot available would result in a tighter and more constrained form of development compared with much more comfortable spacing along this side of St Barnabas Road; that the garden would be significantly less than surrounding properties, and that the spacious pattern of large detached properties in heavily vegetated and generous gardens provides the area with its attractive leafy suburban character. As such 2m more land has been purchased to the rear side.

Regarding living conditions, the inspector found that the introduction of a large, two-storey dwelling in this position within the relatively restricted space between Nos.16 and 18 would have a significantly harmful impact on the outlook and consequently the living conditions of the adjoining houses.

4. CURRENT PROPOSALS



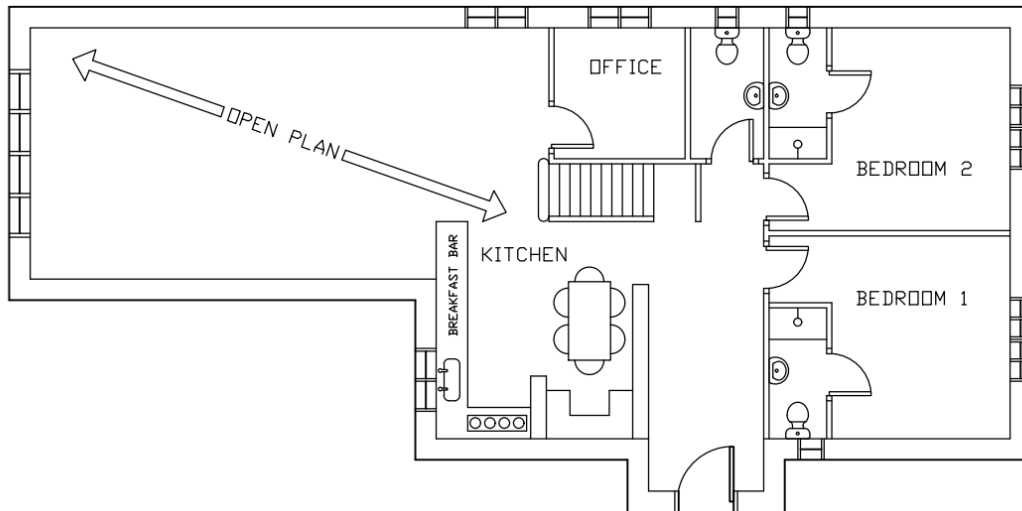
The revised proposals have significantly reduced the size of the property. This is now an application for a bungalow, rather than a house, and is similar in proportion to the property to the left of No.18.

This thereby reduces the impact on both neighbouring properties. The design of the proposed bungalow now includes:-

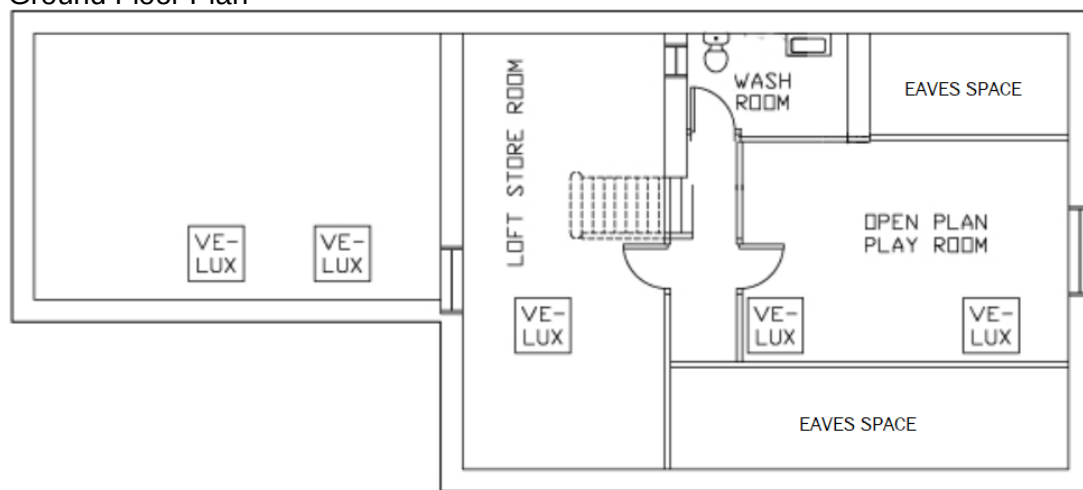
- a significant size reduction in both its height (from 9.5 to 5.3m at its ridge) and in its width (from 9.9m to 8.65m (excluding porch) to reflect the size and appearance of outhouses and garages found nearby at Nos.8 - 14 St Barnabas Road;
- positioning the new house so as to appear close to and subordinate to No.16, close to the existing external staircase there;
- using the existing vehicular entrance, for which permission has already been granted by the local highways authority, and ensuring that a turn-off driveway is available before any gating to reduce turning vehicles obstructing traffic flow in St Barnabas Road;
- delineating the front of the plot only with a low knee rail to minimise the effect on the character of the area being affected by the relatively reduced plot size;
- entering into a Section 106 agreement to include a legal undertaking allowing a nom.1.5m wide zone for the continuation of the public footpath between the front boundary and existing kerb line;
- providing mature tree screening by planting stock semi-mature trees to reflect the vegetation in neighbouring front gardens;
- protecting the outlook from first floor bedroom side windows at No.18 by the rearmost section of the proposed bungalow having a lower, single-storey structure.

As before, the footprint of the new bungalow is shaped so as to protect the root protection areas of nearby trees, particularly the nearest ones within the neighbouring property at No.18.

The accommodation would consist of two bedrooms for a small family of two adults and children. The configuration includes a lounge, a kitchen, a study, and a dining room at ground floor level. The new bungalow would have its own front and rear gardens, broadly similar to neighbouring properties, the rear garden acting as private amenity space, and there would be hardstanding for parking at least two cars in tandem on its driveway.



Ground Floor Plan



Roof Space

March 2020