

Planning Design & Access Statement

Erection of a Two Bedroom Detached Dwelling
at Land to the rear of
14 & 14a Cedar Road, Reading, RG2 7ER

This statement is produced to support a full planning application for the erection of a new dwelling located to the rear of 14 & 14a Cedar Road, Reading. This statement 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, such as impact of; design, neighbour amenity and highways safety are acceptable and the wider objective of the relevant local and national planning policy are 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.

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Site Context and Surrounding Area

The application site comprises of an area of disused, overgrown land of an approximate total area of 0.15 acre, located to the rear of 14 and 14a Cedar Road. The site directly addresses Linden Road with an existing dropped kerb and is bounded on all sides by low level fencing treatments. The wider area is characterised by dense residential development of two storey dwellings typically of a semi-detached and terraced formation.

Dwellings along Cedar and Linden Road are set back from the Highway, offering the street scene a more verdant character. Frontage boundary treatments appear to differ from one property to the next, but all maintain a low-level profile, opening up the character of the street overall. The proposal will introduce a frontage treatment which will respect this rhythm and enhance the over character of the street scene by introducing soft frontage landscaping.

The parking arrangements also differ from one dwelling to the next, some having driveways and others utilising the space as lawned gardens. As such there is an established on-street parking arrangement on both Cedar and Linden Road. 14a Cedar Road has not used the parking space for over 6 years and therefore the proposal will not result in increased on-street parking.

The application site is subject to a previous refusal for the erection of two x 2 bedroom flats. The reasons of refusal are summarised as follows

1. Plot size is incapable to accommodating a detached building as proposed and results in a cramped and overdeveloped appearance, detrimental to the character of the area.
2. Proposed garden is uncharacteristically small in comparison with prevailing garden sizes and fails to provide adequate functional private outdoor amenity.
3. Insufficient parking provided.
4. Absence of section 106 legal agreement to secure affordable housing contributions.

Reading Borough Council has since adopted a new local plan in November last year. The policies referenced in the refusal 162170 are not considered to have materially changed but for the avoidance of doubt, this statement will demonstrate how the proposal has overcome the previous reasons for refusal in the context of the 2019 Local Plan policies.

Planning History

The following applications are relevant to the site:

- 162170** – Demolition of garage and erection of two x 2 bedroom flats: **Refused**
060994 – Erection of one new house to form a terrace of three: **Withdrawn**
990051 – Single storey rear extension: **Approved**
880141 – Construction of a detached dwelling: **Refused**





Relevant Planning Policies

The following local and national planning policy and guidance is relevant to this application:

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

H11: Development of private residential gardens

TR3: Access, traffic and highway-related matters

TR5: Car and cycle parking and electric vehicle charging

Supplementary Planning Documents

Affordable housing (2013)

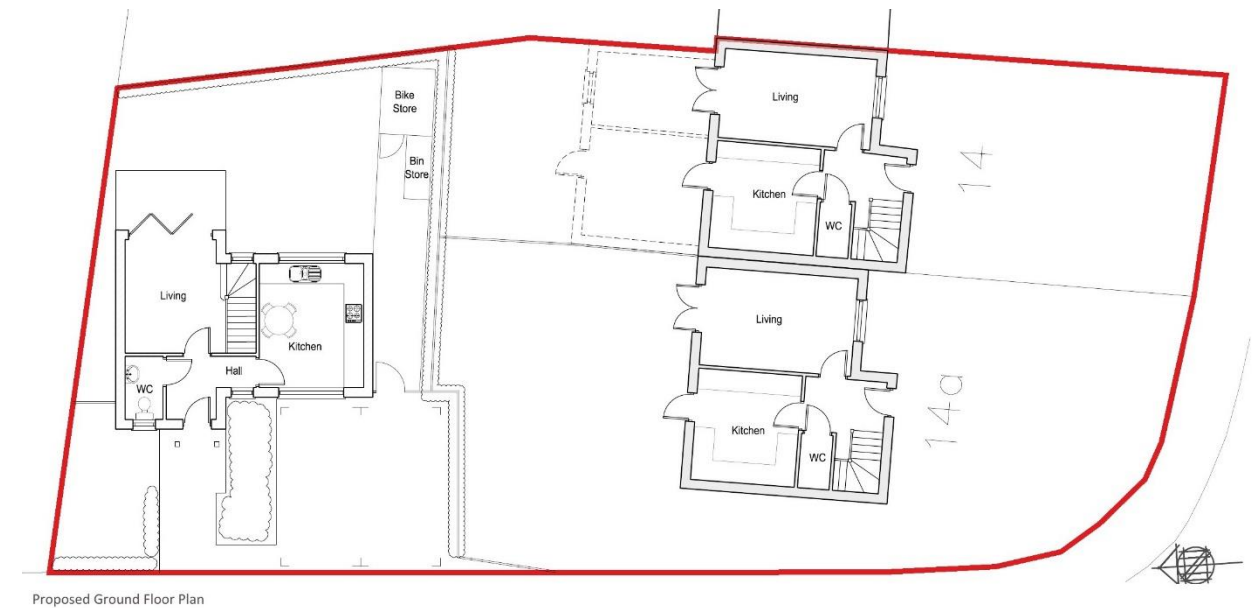
Revised parking standards and design (2011)

Planning obligations under section 106 (2015)

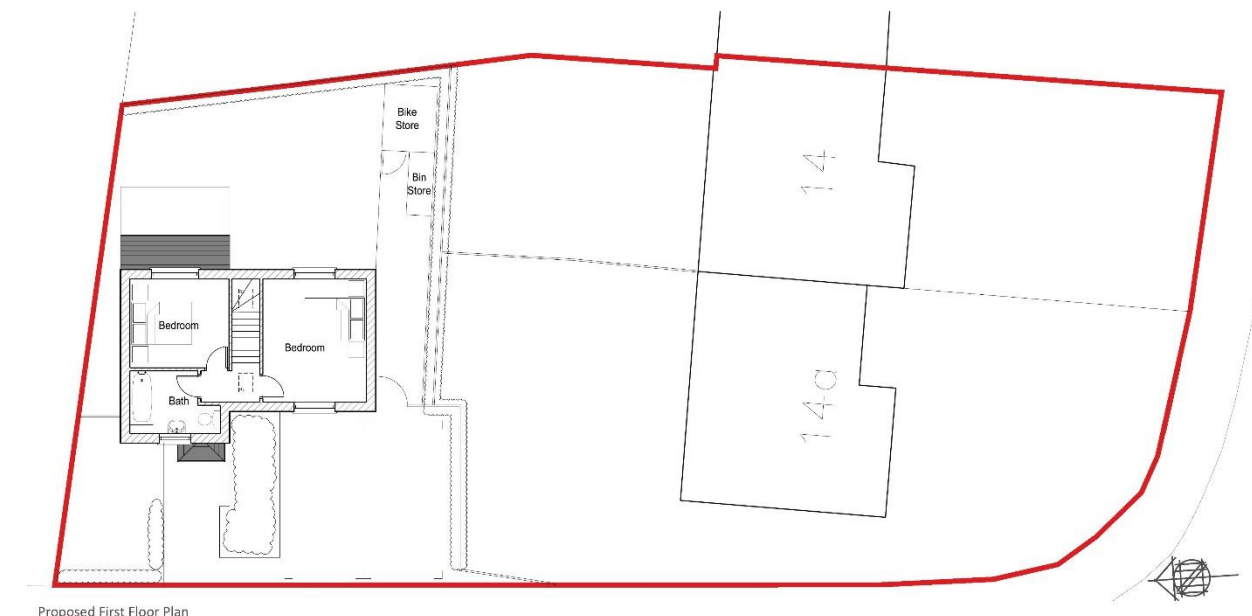
Sustainable design and construction (2011)

The Proposal

The proposal seeks to demolish the single-story rear extension of 14 Cedar Road and erect a two-bedroom detached dwelling with access, parking for two vehicles, private rear amenity space and appropriate landscaping and dropped kerb extension.



Proposed Ground Floor Plan



Proposed First Floor Plan



Planning appraisal

Paragraph 70 of the NPPF allows for the development of residential gardens as windfall sites providing harm is not caused to the local area.

In accordance with Local Plan 2019 policy H11, the proposal provides adequate space around the dwelling and between neighbours and adopts a layout which maintains existing build lines and frontage rhythms. The layout also allows for soft landscaping at the site frontage and shared boundaries, as well as onsite parking in accordance with Borough standards.

The overall design approach respects existing building heights and does not compete with existing built form. The chosen palette of materials will be of high quality and complementary to the wider character of Linden Road. The arrangement of doors and windows will also be in keeping with the character and appearance of the street scene.

The proposal intends to develop a single dwelling on a site of adequate size, which will accommodate an access arrangement to meet highways standards and will avoid tandem and on-street parking.

The application site presently has frontage fencing for the full width of the site and is proposed to be removed to allow for access and landscaping to the front of the dwelling - In keeping with the existing frontage rhythm of Linden Road.

The proposal maintains appropriate rear to flank and flank to flank distances to ensure the proposed dwelling will sit comfortably within the plot without determinant to the character of the area and without harm to the amenity of adjacent occupiers. The proposal will ultimately provide a dwelling suitable for a new or young family or first-time buyers seeking to move to a sustainable area within the Borough.

And finally, the proposal will not have an adverse impact on biodiversity nor prejudice development of the wider area. For the reasons outlined above the application is considered to accord with the objectives of the Core Strategy Policy H11.

Character of the area

The proposed dwelling is formed over two storeys, located centrally within the plot and sited in line with the established build line on Linden Road. The dwelling would incorporate a hipped roof formation with a gable ended front projection. This roof formation and gable fronted projection is a common feature on Linden Road and the surrounding area.

With respect to materials it is acknowledged the proposal will not seek to include a pebble-dash approach to the principle elevation but will seek to complement the existing material palette along Linden Road. This is in accordance with policy H11 which seeks development to compliment vernacular where possible. It is noted no 3 Linden Road adopts a different approach to materials and as such the applicant is happy to take direction from the planning authority on what materials will be best suited to assist appropriate assimilation of the dwelling into the locality.





Residential Amenity

Local Plan policy H10 seeks to secure private and communal outdoor amenity areas on all residential developments. The dwelling is afforded with a functional private outdoor area which will allow for; sitting out, childrens' play, clothes drying and storage for refuse and bicycles.

The overall design respects the size and character of the surrounding spaces and clearly identifies the private space from public with appropriate boundary treatments. The privacy of the outdoor space is not considered to be compromised by overlooking from existing dwellings.

Paragraph 4.4.87 of the Local Plan 2019, sets out that as a guide a house should be provided with useable private outdoor space no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space). The proposal is considered to accord with this guidance and overcomes the second reason for refusal.

The demolition of the rear extension at 14 Cedar Road will ensure the dwelling maintains a useable private outdoor space in accordance with the requirements of Local Plan policy H10.

Neighbour Amenity

Local Plan policy CC8 seeks to safeguard the amenity of existing residential properties. The position of habitable rooms, windows, and outdoor living spaces have been considered through the design process and as such there are no impacts regarding loss of privacy, access to sunlight and daylight or visual dominance.

In terms of the construction process and hours of work, the Council may seek to condition the application to ensure the construction process does not disrupt existing neighbours outside of appropriate working hours.

Highway Implications

The proposal seeks to introduce a new access and extended dropped kerb to accord with highway authority standards and without material detriment to the functioning of the highway network. The addition of 2 new vehicles using the immediate network is not considered to be materially altered, in accordance with Core Strategy policy TR3.

Access would be provided to the front of the proposed dwelling and taken directly off Linden Road. Appropriate visibility splays would be afforded for the new access onto the Highway as demonstrated on the proposed block plan. The proposal site historically comprised of garages with vehicular access taken from Linden Road and this application would essentially be reinstating this arrangement.

The proposal site is located within the Zone 3, the Secondary Core Area but on the periphery of Zone 2, Primary Core Area. In accordance with the Revised Parking Standards and Design SPD, the proposal seeks to provide parking within the application site and has an arrangement for two side by side spaces.





As previously mentioned, there is an established on-street parking arrangement on both Cedar and Linden Road. 14a Cedar Road has not used the parking space for over 6 years and therefore the development does not result in an increase of on-street parking. Furthermore, a number of dwellings along the road have lawned front gardens with no access and onsite parking. The proposed arrangement is therefore considered acceptable and as such the proposal is considered to overcome the third reason for refusal.

With respect to disabled access, Building Regulations Part M is observed, and the proposed dwelling is designed internally to allow for suitable access and circulation to include: doors, electrical and service fittings and all bathroom and WC facilities.

Trees and Landscape

There are no significant trees which would be harmed or affected by this proposal. It is understood that significant areas of hardstanding at the front of the dwelling should be avoided and mitigated by an adequate provision of soft landscaping. The proposal seeks to include soft landscaping to the front and rear of the proposed dwelling as demonstrated in the proposed site plan. Should officers consider further landscaping is required, this can be addressed by the applicant by condition.

Drainage

The proposed site is in Flood Zone 1 which has the lowest probability of flooding. The inclusion of a new dwelling in this location does not give rise to surface water drainage concerns, however, measures such as a porous/permeable hardstanding and areas of grass for natural filtration will be introduced. Any further information required regarding sustainable drainage these proposed drainage can be controlled by condition.

Contamination

Due to the site previously forming the rear gardens of 14 and 14a Cedar Road it is not considered the site would give rise to any contamination risks that would affect the proposed development and its occupiers.

Affordable Housing

Proposals for residential development are to make an appropriate contribution towards affordable housing to meet the wider needs of Reading. In accordance with Local Plan policy H3, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in Reading. This will form part of a S106 agreement between the applicant and the Council and is therefore considered to overcome the fourth reason for refusal.

Community Infrastructure Levy

CIL applies to the gross internal area of the net increase in development. CIL charges are calculated in accordance with CIL Regulation 40 (as amended) of the Community Infrastructure Levy Regulations 2010 (as amended).





The chargeable amount for new residential development in Reading is £120 per square metre. The proposed development results in a gross internal area of 65.8 m², however the net increase is reduced by the demolition of the rear extension of 14 Cedar Road. This 21.46 m² reduction results in a net increase of 44.34m².

Summary

This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of land in a sustainable location within the Borough.

Material planning considerations have been analysed and it has demonstrated the site can be developed as proposed without adverse effect on the character of the area, amenity of neighbouring dwellings and adjacent highway network.

It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply, where available land supply for residential development is limited.

Overall the proposal is compliant with the relevant local and national policy and guidance and sufficiently overcomes the previous reasons for refusal as outlined in this planning and design statement.

