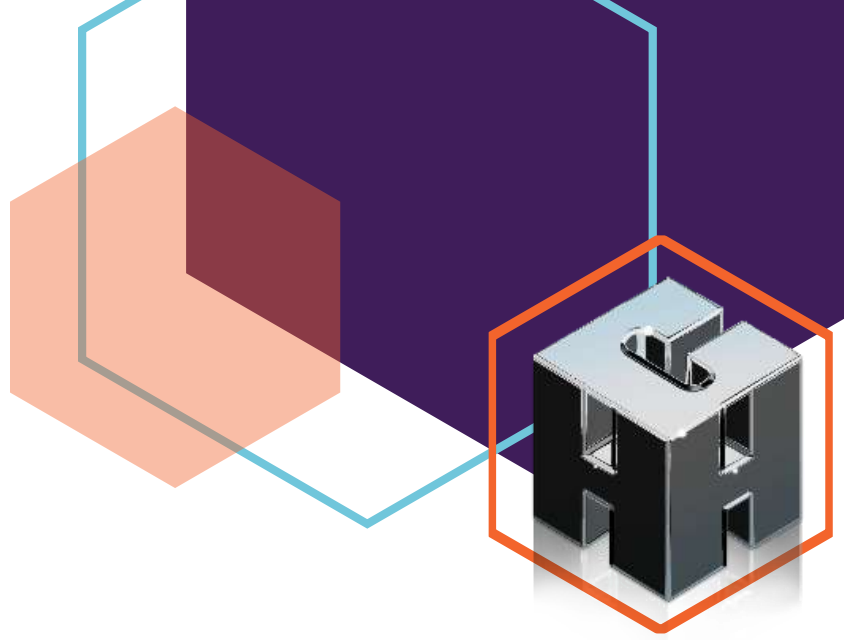




PLANNING STATEMENT

Construction of new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units.

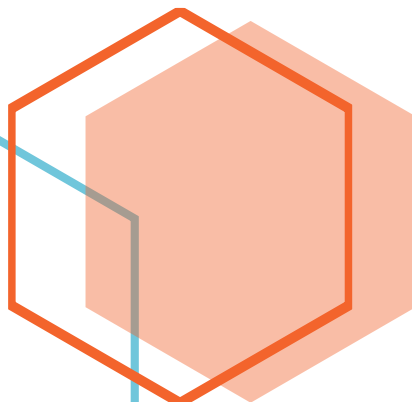
Alexander House, 205-207 King's Road, Reading RG1 4LS

Submitted on behalf of BURLEIGH ESTATES LTD.

PREPARED BY

Mike Hooper, Partner (MRTPI)

HOOPER CURRY HAMILTON (HCH) LLP





1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Hooper Curry Hamilton (HCH) LLP on behalf of the Applicant, Burleigh Estates Ltd. It accompanies an application for planning permission for the construction of a new residential floor above the existing roof level to create 8 residential units at Alexander House, 205-207 King's Road, Reading RG1 4LS.
- 1.2 This statement will take the following form: a brief description of the Site and Surrounding Area in Section 2; Description of the Development in Section 3, Planning History in Section 4, Planning Policy is referenced in Section 5. Planning Consideration is provided in Section 6 and the Conclusion in Section 7.

2.0 SITE AND SURROUNDING AREA

- 2.1 Alexander House 205-207 King's Road, Reading RG1 4LS lies to the north of the King's Road adjacent to its junction with Rupert Street in Reading town centre. It is a short 10-minute walk from the main retail and leisure offering in the town centre at Broad Street and the Oracle shopping centre. Reading is a strategic regional town in the Thames Valley/ M4 corridor with a population of circa 200,000 people.
- 2.2 The town is located approximately 67km (42 miles) west of London, 44km (27.5 miles) south of Oxford and 27km (17 miles) east of Newbury and lies within an 8-minute drive of the M4. The property is situated approximately 1.6km (1.0 mile) to the east of Reading Railway Station which provides excellent links to the south-west of England, with regular fast services to London Paddington taking just 25 minutes and offering up to 16 trains per hour.



3.0 DESCRIPTION OF THE DEVELOPMENT

3.1 An application for planning permission is made to Reading Borough Council (RBC) for the following proposal.

Construction of new residential floor above existing roof level to create new residential use Class C3 comprising 8 residential units.

3.2 The application for planning permission is made simultaneously with an application for Prior Approval change of use from office use Class B1(a) to residential use Class C3 comprising 13 residential unit (including 11 in the roofspace) and accompanying facilitating operational works at Alexander House.

3.3 The Prior Approval change of use is facilitated by operational development to alter the form of the existing roofspace at Alexander House by building up from the existing 1st floor walls to provide vertical walls for the new 2nd floor accommodation, including the introduction of windows to the new residential units. The proposed 3rd floor residential dwellings within this application would be developed above those completed works, with cores lined up to sit above.

3.4 The proposals will consist of the creation of a 3rd floor of residential accommodation set back from the edge of the building to create surrounding terraces to the new dwellings. The mix of dwellings will be as follows.

PROPOSED PLANNING APPLICATION NEW 3RD FLOOR				
NIA PER APARTMENT				
FLOOR	UNIT	UNIT TYPE	Area (sqm)	Area (sqft)
			NIA	NIA
Third Floor	Apartment 12	1B 2P	50	538
Third Floor	Apartment 13	2B 4P	70	753
Third Floor	Apartment 14	2B 4P	70	753
Third Floor	Apartment 15	1B 1P	40	431
Third Floor	Apartment 16	1B 1P	37	398
Third Floor	Apartment 17	1B 1P	37	398
Third Floor	Apartment 18	1B 1P	37	398
Third Floor	Apartment 19	2B 3P	61	657
TOTAL			402	4,327



4.0 PLANNING POLICY

4.1 The enclosed proposals have been considered against the following relevant planning policies.

Reading Borough Local Plan 2019

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

RBC Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)
Affordable Housing SPD (2013) / Draft Affordable Housing SPD (October 2020)
Revised SPD on Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2019)

DCLG Technical housing standards – nationally described space standard (2015)



5.0 PLANNING HISTORY

5.1 The relevant planning history of the building is as follows.

5.2 *Planning Application No. 210536*

Site Address: Alexander House 205-207 Kings Road Reading RG1 4LS

Description: Change of use from office use Class B1(a) to use Class C3 to comprise 24 residential units. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Under determination.

5.5 *Planning Application Number: 190160*

Site Address: Alexander House 205-207 Kings Road Reading RG1 4LS

Description: Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space. 17 July 19/ Appeal dismissed.

5.6 *Planning Application No. 162057*

Site Address: Alexander House 205-207 Kings Road Reading RG1 4LS

Description: Demolition of the existing building and erection of a 4-7 storey building comprising 56 (30 x 1 bed, 18 x 2 bed, 8 x 3 bed) new residential units (Class C3) with associated parking and landscaping. Approved 2017.

5.7 *Planning Application Number: 901103*

Site Address: Alexander House 205-207 Kings Road Reading RG1 4LS

Description: Erection of two storey office block with semi-basement car park for 50-cars and two storey block of 7 flats with associated parking. Approved 1990.



6 PLANNING CONSIDERATION

Principle of Development

- 6.1 The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. These works would allow the effective use of this existing site. It should also be noted that use of the site for residential has previously been established by previous planning permissions.
- 6.2 It is considered that the principle of providing Class C3 residential use at the site is acceptable in that this aligns with the broad objectives of Policy H1. More specifically, the proposals would assist the Borough in meeting its annual housing targets. The density of development is also considered suitable, with the proposal making an efficient use of the space/land available.

Design, Impact on the Character of the Area and Street Scene

- 6.3 Policy CC7: Design requires all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.
- 6.4 The two nearby developments, No. 209-211 King’s Road and No. 201-203 King’s Road, set up the character of the street scene which consists of contemporary fenestration, presence of balconies and non-gable roofs. This proposed scheme seeks to follow and enhance the street scene character at King’s Road. To achieve this, the scheme proposes a modern flat roofed top storey with a set-back and terrace provision for proposed residential units, which compliments the existing character of the area.
- 6.5 The proposed building extension has taken design cues from the street scene and the building itself, where appropriate, and it is not considered that the design makes the proposals so conspicuous so as to cause unacceptable harm to the character and appearance of the surrounding area. The proposals would not be overly excessive in scale. Indeed, the proposal is considered to strike an appropriate balance between maximising the potential of the site for residential development whilst not representing an overdevelopment of the site.



- 6.6 The proposals would not adversely harm the character of the surrounding streetscape or give rise to an overly dominant or incongruous addition to the immediate area such to warrant a refusal and is compliant with Policies CC8, H10 and H11.

Impact on Neighbour Amenity

- 6.7 Residential amenity is assessed against Policy CC8, which requires developments to not cause a detrimental impact on the living environment of existing properties in terms of privacy and overlooking; access to sunlight and daylight; visual dominance and overbearing; harm to outlook; noise and disturbance; artificial lighting; vibration; dust and fumes; smell; and crime and safety.
- 6.8 It is considered that this additional storey of residential development would not cause undue harm on the surrounding residential amenity of existing neighbours, given the relatively conservative scale of the building even with this extension in place. Indeed, the building when extended will remain lower than that previously consented in 2017 under App. no. 162057.
- 6.9 In terms of noise, vibrations, dust and fume considerations, it is considered that both during the construction phase, and subsequently, the proposals will be acceptable subject to a variety of conditions for any permission. A construction method statement could be secured via condition. Therefore, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur in compliance with policy CC8.

Amenity of Future Occupiers

- 6.10 Policy H5 (Standards for New Housing) seeks that all new building housing is built to high standards. Policy EN16 (Pollution and Water Resources) seeks to protect future occupiers from the impacts of pollution and Policy H10 (Private and Communal Outdoor Space) seeks that residential developments area provided with adequate private or communal outdoor amenity space.
- 6.11 The proposal will provide a good standard of accommodation throughout with regular shaped rooms providing suitable outlook, natural lighting, and ventilation. Internally, the floor spaces would comply with Nationally Described Space Standards. The plans also include conveniently located cycle and waste storage facilities.



- 6.12 The proposed new storey of accommodation is set-back and private terraces are provided for the proposed dwellings. In addition there is a 300sqm communal roof terrace provided for residents. Therefore, the scheme provides a suitable standard of accommodation in line with Policies EN16 and CC8.

Affordable Housing Statement

- 6.13 In accordance with Policy H3 (Affordable Housing) the proposed development, being for 8 additional units, would therefore be liable for a contribution towards off-site affordable housing provision elsewhere in the Borough.
- 6.14 The Applicant is committed to working with LPA to calculate the required contribution, which would be delivered through an appropriately worded Section106 Agreement attached to the decision notice.

Transport and Highways impact of the development

- 6.15 Policies TR1, TR3 and TR5 seek to address access, traffic, highway and parking relates matters relating to development.
- 6.16 Policy TR5 of the Local Plan states "Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport". The building is in close proximity of Reading train station and near to bus stops and other public transport links. It is a highly sustainable location within Reading town centre and, therefore, the parking provision is considered acceptable in planning terms.
- 6.17 The existing building has 47 parking spaces to the rear, which is more than sufficient to accommodate the proposed apartments. Indeed, even on a cumulative basis, if the current Prior Approval No. 210536 is approved, and prior approval for the roofspace, there would be a combined total of 43 dwellings created. This equates to over 1 space per dwellings, which complies with the Council's adopted Parking Standards SPD. It is a material consideration that planning permission was granted in 2017 (App. no. 162057) for 56 residential dwellings, therefore, a proposal to deliver a cumulative total of 43 should be considered entirely acceptable.
- 6.18 Cycle storage and bin storage has been proposed as detailed in the accompanying Design and Access Statement.



7 CONCLUSION

- 7.1 On the basis of the enclosed information, it is considered that the proposals should be granted planning permission. It delivers an appropriate intensification of the existing site in a sustainable urban location and makes best use of previously developed land.
- 7.2 The proposed residential dwellings deliver a high standard of accommodation meeting nationally described space standards, along with acceptable levels of communal and private amenity space.
- 7.3 In terms of height scale and massing, the scheme is acceptable given that it is of a lower scale than both surrounding existing buildings and planning application proposals previously granted at this site. The enclosed proposals are compliant with both the adopted Development Plan and the National Planning Policy Framework (2019) and should be considered acceptable in planning terms.