



SHAUN•TANNER
ARCHITECTURE & PLANNING

Design & Access Statement

In support of an application for full planning permission for two detached dwellings following the demolition of the existing bungalow.

16 Richmond Road

Caversham

Reading

RG4 7PP

August 2020



Figure 1: Indicative Site Plan



1. Introduction

This statement is produced to support a full planning application for the demolition of 16 Richmond Road and the erection of two detached dwellings on the site. 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 highway safety are acceptable, and the wider objectives of the relevant local and national planning policy are met.

In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed, and completed with the following documents:

- Existing Site Survey
- Location Plans
- Block Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations
- Proposed Street scene
- Tree Protection Plan
- Arboricultural Impact Assessment
- Ecology Survey

2. Application Site

The application (0.15ha) site consists of a single storey dilapidated dwelling, with identified structural issues spanning the width of the 28 metre wide plot. The dwelling lies in close proximity to its single storey neighbours forming part of a character area which is diverse in scale and appearance. The dwelling benefits from a rear garden which is inordinately large for the area, owing to the extreme width of the bungalow, which is more representative of two side by side gardens.



Figure 2: Photo of Existing Rear Elevation Facing North West

3. Planning History

- 880321 – Approval of a pitched roof over existing flat roof extension to kitchen.
- 190354 – Approved felling of Lawsons Cypress (T4) - fell because of severe loss of light to main building. Blocking side entrance and parking. Has caused damage to drains at the property which necessitated replacement drains approx. 4 years ago. Reasons for not wanting to replant is due to the light factor, access to parking and drainage problems
 - Refusal of felling of Small Leaved Lime (T2) - reduces access to drive and future planning permission.
- 130861 – Approval of tree works to fell Lime tree T3



Figure 3: Photo of Existing Front Elevation Facing South East

4. Development proposal

The proposal seeks to demolish the existing 28 metre wide bungalow and replace it with two detached dwellings on the site. The new dwellings are sited in line with the existing build line and will have a separation distance which reflects the existing arrangement on this side of Richmond Road. Although the dwelling will be built as a pair, careful consideration has been given to the design to ensure they are not replicas of one another. Therefore, the form and appearance of each dwelling are varied from each other. Plot 1 is proposed to utilise plain clay roof tiles, painted render, facing brickwork and painted timber joinery. Plot 2 will utilise natural slate roof tiles, painted render, facing brickwork, tile hang as shown and painted timber joinery. As annotated on the proposed elevation drawings.

The proposal will provide separate vehicular access arrangements with parking and garaging to highways standards. The proposal will also introduce new frontage hedge planting and landscaping throughout the site, to include new tree planting. The development of the site will also include levelling of the rear garden to avoid the use of retaining structures, supporting ecological permeability in and out of the site.



Figure 4: Proposed Front Elevations



Figure 5: Proposed Rear Elevations

5. Planning policy

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

- National Planning Policy Framework 2019;
- National Planning Policy Guidance 2014 onwards;

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
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)
Sustainable design and construction (2011)

6. Principal of development

The application site is located within the built-up limits of Caversham and has a history of residential land use. Residential development surrounds the application site and the principle of providing a residential land use is therefore acceptable. This aligns with the broad objectives of policy H1, in assisting in meeting the annual housing targets. As such, there should be no objection to the principle of residential development at the site.

7. Character of the area

The application site is flanked either side by two single storey dwellings, with two storey dwellings located beyond as well as facing onto the application site (Nos 17 & 19). The character of Richmond Road is varied in scale and appearance but generally

of a detached form with generous rear gardens. The street scene itself is fairly verdant with large mature trees and frontage hedging being present throughout.

The proposed dwellings would be larger than the bungalow to be replaced but would remain compatible and comparable to the other two storey dwellings on Richmond Road. Although the dwellings will have a greater height, the division of the plot will break up the overall massing, this, together with the inclusion of the hipped roofs and 1.5 and single storey side elements will allow for a sensitive visual transition which also retains an acceptable level of neighbour amenity and outlook. The proposed gaps between dwellings would reflect the gaps between many of the neighbouring dwellings on Richmond Road. This design approach has been adopted to ensure the massing of the proposed dwellings do not merge and have an overbearing impact on the street scene character or neighbouring amenity.



Figure 6: Proposed Street Scene and Contextual Photos



Given the varied character and appearance of dwellings on Richmond Road, the design proposed would not be harmful to the street scene and would in fact enhance the character by offering a more positive contribution than what currently exists on site. Although the dwellings would be larger, the site slopes away from the highway reducing the overall impact on the street scene which is further diluted by existing trees and proposed hedgerow planting. The proposed footprint and plot sizes would not be significantly different to the majority of the adjoining plots. In this context the volume of the proposed dwellings and their plot ratios would not be incongruous with the surrounding setting and prevailing character of the area.

8. Amenity

Although the proposal is for a greater form of development than the existing bungalow, the proposed separation distances between plots and adjacent neighbours, coupled with the omission of side facing windows, results in limited to no concerns regarding harm to neighbour privacy or outlook.

It is considered that both of the proposed plots would provide an overall good standard of accommodation throughout, with regular shaped rooms providing suitable outlook, natural lighting and ventilation. Furthermore, there would be ample space on site for the adequate storage of waste and recycling bins to the rear of the dwellings. The proposed rear garden space is sufficient of a dwelling of this size.

9. Highways and Parking

The proposed development will deliver two parking spaces to highway standards, plus the addition of an attached single garage for each dwelling. Plot 2 is proposed to utilise the existing access arrangement and Plot 1 will benefit from a separate new access.

The driveway of both dwellings will provide sufficient turning to allow egress of the site in a forward gear. The driveways of both plots are proposed to be permeable and will be treated with native hedging and maintained for visibility splay purposes. Refuse and cycle storage are to be located in separate structures to the rear of the dwelling with bins being presented onto Richmond Road for collection as per the existing arrangement.

10. Landscaping

As demonstrated in the Arboricultural Survey and Impact Assessment the proposal has been designed positively ensuring important trees are retained. The proposal results in the loss of 5 trees which are not considered to provide visual value to the site. The trees to be felled include two Lawson Cypress trees to the front and rear, one Common Holly, one Laurel Cherry and one group of mixed species. The Lawson Cypress to the front is a Category U tree and of poor quality, the Laurel Cherry, Common Holly and the group of mixed species are Category C, of moderate quality with an ornamental Lawson Cypress located in the existing patio area which is a Category B tree.



Figure 7: Tree Protection Plan

Two Small-Leaved Lime trees located at the front of the dwelling and one European Lime tree located at the rear are to be retained as part of the proposal as shown on the tree protection plan. The two Small-Leaved Lime Trees are rooted in the front



garden, adjacent to Richmond Road and protected by Tree Preservation Orders. The driveway of Plot 2 will therefore be constructed using a no-dig surface, minimizing the impact on the underlying roots. The site will benefit from a comprehensive landscaping scheme which will be confirmed post planning by pre-commencement planning condition.

11. Ecology

The Ecology survey undertaken identified no major protected species related constraints to the proposal. No bats were identified in the existing dwelling or trees in the preliminary bat survey.

The site provides some potential use for breeding birds but low suitability for reptiles. It has been recommended to employ simple working methods for clearance and some simple mitigation measure such as the inclusion of bird boxes and native planting of borders. Please refer to the supporting survey for full details of proposed measures.

The trees at the rear of the dwelling are identified as native species but from a protected species point of view the Ecology survey outlines the removal of these trees will be acceptable with replacement planting.

12. Development Contributions

In accordance with Reading Borough Councils CIL charging schedule, replacement of a single dwelling of 226 sqm with two dwellings of 276 sqm each result in a net additional floorspace of 326 sqm. The resulting floorspace would attract a CIL liability of £39120 at £120 per sqm.

In accordance with Local Plan policy H3 (Affordable Housing) the applicant will enter into an agreement to provide a financial contribution equivalent of 10% of the housing to be provided

13. Conclusion

This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of land in a sustainable location within the built-up limits of Caversham. Material planning considerations have been analysed and it has



been 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.

Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to policy and planning context.

It is understood officers have been unable to undertake site visits in previous months. We would be happy to accompany any officers who feel our attendance may be useful on site. Should there be any issues which officers feel can be addressed by minor revisions or pre-commencement conditions, we ask you to contact us ahead of issuing a decision.