

Planning Statement

Proposed Development:

110 BASINGSTOKE ROAD

READING

RG2 0ET

1. Description of Existing Property:

The proposed development is for a conversion of an existing end of terrace house, on a corner site and located on the west of the Basingstoke Road, at the junction with Shenstone Rd.. The site has an area of approximately 285 sq.m, and the house itself remains in the same form as originally built. There is a red brick wall along the Shenstone Rd. boundary, whilst there is a double garage at the back (north) of the site.

2. Description of proposed works:

It is intended that the existing single house be converted to two family flats, one two bedroom and the other three bedroom, both with plenty of amenity space. The mix of flats would provide a mix of units in accordance with section 4.4.57 of the Local Plan. It is proposed that a new entrance be formed in the side elevation along Shenstone road in order to allow each flat its own entrance and further increase the sense of privacy.



Fig. 1. Proposed rear view from garden.

3. Planning History

Certificates of Lawfulness were issued for permitted development in 2018. The first, was for a rear extension (ref: 180570) whilst the second was for an extension to the roof (ref: 180918). The proposed alterations to the roof are within the same shape as those permitted under the Certificate, whilst the ground floor extension is slightly wider than that covered by permitted development in order to create a larger living area. The development at ground floor would maintain a distance of >1m to the boundary line.

4. Design considerations:

4.1. Space standards.

As the table below shows, the individual room sizes are all compliant with the Nationally Described Space Standards. Furthermore, areas of 80.5 sq.m for the ground floor and 93 sq.m for the maisonette are well in advance of minimum standards.

Ground Floor flat:

Living Room	22 sq.m
Kitchen	10.5 sq.m
Bedroom 1	16 sq.m
Bedroom 2	10.5 sq.m

Upper Maisonette:

Living Room	16 sq.m
Kitchen	12.5 sq.m
Bedroom 1	23 sq.m
Bedroom 2	10.5 sq.m
Bedroom 3	7.75 sq.m

4.2. Amenity Space.

It is proposed to split the amenity space so that the front area is designated to the use of the upper flat, whilst the rear garden is solely for the use of the ground floor flat. The generous width to the side of the house allows a comfortable seating area away from the main road for the upper flat. Details of our proposed landscaping layout, with planting and screening etc. are shown on drawing no. ED-110BR/301

4.3 Waste & Cycle Storage.



Fig 2. Bins along Basingstoke Rd. to the south.



Fig 3. Bins along Basingstoke Rd. to the north.

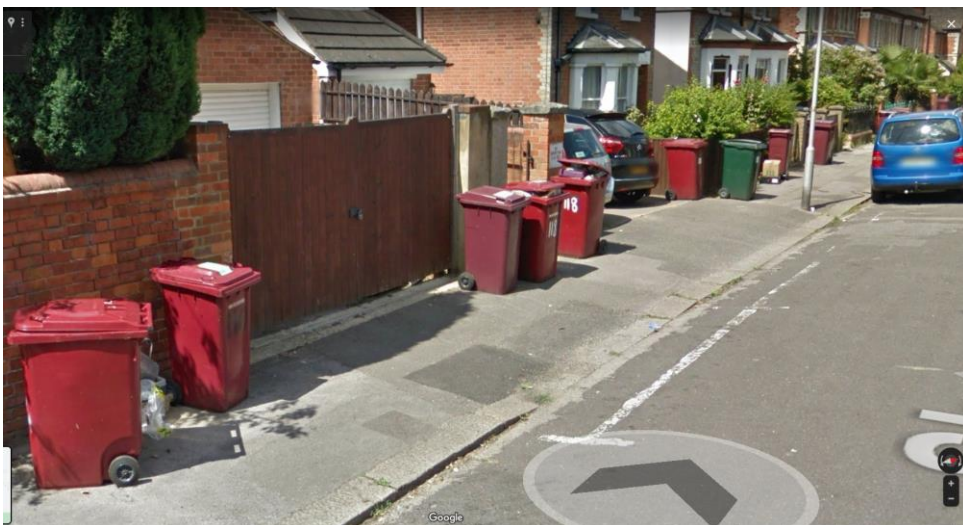


Fig 4. Bins along Shenstone Rd. to the west.

As can be seen from the photos, currently there are problems with bin storage both along Basingstoke Rd. and Shenstone Rd., much of which is kept on the street. In order to help to improve the situation, we are proposing bin storage entirely within the demise of the properties, but which will allow easy access to the collection services.

It is also proposed to provide covered secure cycle storage for 2 cycles per flat. Locations of both these and the bin stores is marked on drawing no. ED-110BR/301.

4.4 Parking & Transport.

Parking along both Basingstoke Rd. and Shenstone Rd. is un-restricted, so permits are not required. Furthermore there is an existing double garage on the site which can service the flats, with a separate gated access from Shenstone Rd..

The public transport links to the house are good, with a bus stop <80m from the property which serves both Reading train station and the town centre (services 6,6A & Tiger 7). Services heading south are closer still, with a bus stop approximately 20m from the property.