

Drawing No: ACD 05181100 - Proposed site plan

Drawing No: ACD 05181101 - Proposed ground floor plan
Drawing No: ACD 05181102 - Proposed first floor plan
Drawing No: ACD 05181103 - Proposed second floor plan
Drawing No: ACD 05181104 - First/second floor GIA plan
Drawing No: ACD 05181105 - GIA Plan
Drawing No: ACD 05181201 - Cross section
Drawing No: ACD 05181202 - Long sections
Drawing No: ACD 05182101 - Views 01, 02
Drawing No: ACD 05182102 - Views 03, 04
Drawing No: ACD 05182103 - Views 05, 06
Daylight/sunlight report
Design and access statement
CIL Form
As received 24 May 2019

Drawing No: ACD 0518501 - Block Plan Rev A
As received 28 May 2019

Drawing No: ACD 0518501 - Block Plan Rev C
Drawing No: ACD 05181501 - Proposed elevations Rev A
As received 10 June 2019

Drawing No: ACD 05181502 - Elevation comparison (including proposed side)
As Received 11 September 2019

Drawing No: ACD 05181502 - Elevation comparison Rev B (including proposed side)
Drawing No: ACD 05181102 - Proposed first floor plan Rev B
As received 7 May 2020

- 2.3 Community Infrastructure levy (CIL):
In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission, and would be liable for CIL on all new floor space generating a liability of approximately £34,000.

3. PLANNING HISTORY

- 3.1 92/0429/DE07/00822/FUL (070120/FUL) - Extension to building containing 6no. 1-bed flats to create 4no. 1-bed and 4no. 2-bed units. APPROVED
- 3.2 06/00600/FUL (060627/FUL) - Internal alterations and rear extension to existing residential dwellings. APPROVED
- 3.3 04/00039/FUL (040564/FUL) (116 Westfield Road only) - Demolition of garage, erection of two storey side extension and conversion of dwelling to three flats. APPROVED
- 3.4 03/00947/FUL (030715/FUL) - Change of use from five flats and one dwelling to ten flats to include two storey side and rear extension. REFUSED
- 3.5 03/00042/FUL (030919/FUL) - (116 Westfield Road) - Change of use from one dwelling to three flats with extensions to sides and rear. APPROVED

4. CONSULTATIONS

Internal

- 4.1 Ecology - The current building is likely to contain suitable habitat for roosting bats. As such, a presence survey was undertaken, the results identified that there were suitable bat roosts within the property, and that emergence surveys are to be carried out, these were undertaken in May 2020.
- 4.2 Transport Officers - No objections subject to conditions.
- 4.3 Environmental protection (Trees) officer - No objection subject to conditions.
- 4.4 Environmental protection officers - Conditions are recommended to ensure appropriate mitigation for: noise transmission between dwellings, air quality impacts, construction and demolition phase noise dust, and bin storage.
- 4.5 **External**
- 4.6 Thames Water - No objection subject to an appropriate build over agreement.
- 4.7 **Public**
- 4.8 All adjoining properties were consulted by letter, and a site notice was erected at the site.
- 4.9 As a result, 2 objections have been received in relation to the following:
- Extensions would be harmful to the character of the dwellings;
 - Overdevelopment of the site;
 - Noise pollution from development, including construction;
 - Impact on bats/birds;
 - Increased parking demand will impact highways safety;
 - Impact on privacy, daylight/sunlight.
- 4.10 One letter of support was received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 5.2 For this Local Planning Authority the development plan is now in one document - the Reading Borough Local Plan (November 2019), which fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The relevant policies are:

- CC1 Presumption in favour of sustainable development
- CC2 Sustainable design and construction

CC3	Adaptation to climate change
CC5	Waste minimisation and storage
CC6	Accessibility and the intensity of development
CC7	Design and the public realm
CC8	Safeguarding amenity
EN9	Provision of open space
EN12	Biodiversity and the green network
EN14	Trees, hedges and woodlands
EN15	Air quality
EN16	Pollution and water resources
H1	Provision of housing
H2	Density and mix
H3	Affordable housing
H5	Standards for new housing
H8	Residential conversions
H9	House extensions and ancillary accommodation
H10	Private and communal outdoor space
TR1	Achieving the transport strategy
TR3	Access, traffic and highway related matters
TR5	Car and cycle parking and electric vehicle charging

5.3 Relevant Supplementary Planning Documents (SPD) are:

Affordable Housing (2013)
 Design Guide to House Extensions (2003)
 Revised Parking Standards and Design (2011)
 Planning Obligations Under Section 106 (2015)
 Sustainable Design and Construction (2019)

6. APPRAISAL

The main matters to be considered are:

- Principle of development
- Design considerations
- Impact on residential amenity
- Transport matters
- Private and communal outdoor space
- Landscape/ecology
- Affordable Housing
- Other Matters
- Equalities impact

Principle of development

- 6.1 The application site currently contains a set of terraced dwellings previously converted to flats. The proposed development would provide 9 dwellings in a sustainable location. In making best use of the land available and meeting an established need for housing, the proposal is considered to comply with Policy CS14 (Provision of Housing).

Design Considerations

- 6.2 Policy CC7, and policy H9 seek to protect and enhance the character and appearance of the area, and appearance of the original building associated

with a development.

- 6.3 The proposed two-storey rear addition would extend the original terrace (106-112 Westfield Road) to be of a similar depth as exists at 104 and 116 Westfield Road (although adjoining extensions are single storey). The proposal currently includes the provision of two front facing rooflights sitting on the plane of the existing roof and one side facing roof light on each side of the proposed development. The proposal incorporates two south facing windows which would result in the potential for overlooking and/or loss of privacy to the adjoining property. These roof lights, would not result in any direct overlooking into adjoining properties, or significant overlooking into rear gardens of adjoining properties and would be acceptable. They would be low profile, similar to other front and side facing roof lights in the area and would be considered acceptable in design terms.
- 6.4 The existing rear elevation contains two entrances to upper floor dwellings which have been incorporated into the proposal to facilitate access to the proposed first and second level flats. The existing rear façade is approximately 21m from the rear property boundaries. Due to the depth of the plots, an extension of the built form as proposed is considered to be acceptable as it would be located 16m from the end of the plots. Due to the location relative to the adjoining extension (particularly at no.114), the proposed development avoids being overbearing on the adjoining properties by virtue of being the same depth as the single storey rear extension, and the adjoining building contains only one central rear facing window, with the extension not breaching the 45 degree line from the centre-point of this window, as set out in the Residential Extension SPD.
- 6.5 The rear extension as proposed includes more modern building materials and design. The gable ends with windows which follow the gable roof lines appear to be significantly different to that of the host dwelling. The existing building, although it is a well built Victorian terraced dwellings, they are of limited architectural value, and the rears have been altered over time. The extensions are large, and result in a crown roof structure, which would be viewed as commensurately scaled, and designed with features that mimic the original dwellings, but don't compete with or detract from their appearance. The design approach however would provide a high quality finish, with limited views from the public realm, and would result in an improvement on the existing situation, as such would not be considered harmful in this regard.

Impact on residential amenity

- 6.6 Policy CC8 seeks to protect the amenity of surrounding occupiers whilst Policy EN16 seeks to ensure development is not harmful in terms of pollution.
- 6.7 Policy H5 includes a number of standards for new development (including conversions). The proposed development would include the provision of 9-flats, including two 2-bed flats within the loft space. The majority of the proposed flats would meet the adopted standards set out in H5. Although a number of flats are slightly short of these standards. However, in this particular instance, each proposed flat maximises its internal layout through rational layout, and is in general only short by less than half a square metre (flats 5 and 6 being 36.4 and 36.6 respectively). Flat 4, is 35.4m² short of the 37m² requirement. However, in this instance, the

existing flats are significantly smaller than the requirements, and the majority of the flats provide sufficient internal space, as such the provision of 1 flat short of these requirement would be acceptable in this limited instance. The loft accommodation is also considered acceptable as the space afforded within the appropriate head height range for each of the 2-bed flats meets the requirements.

- 6.8 The proposed layout includes a generally consistent amount of stacking, with the majority of bedrooms being located below other bedrooms, and living rooms/kitchens over living/kitchen area. To ensure appropriate noise minimisation and disturbance within the development the building will be constructed to meet the requirement of building regulation part E.
- 6.9 The applicant has duly submitted a daylight/sunlight assessment which demonstrates that all flats would have sufficient access to such and this would minimise the need to rely on artificial lighting.
- 6.10 In terms of privacy, the proposed development would result in larger glazing panels at first and second floor as viewed from properties to the rear including Short Street, and Prospect Street. The proposal would bring windows closer to the rear gardens of properties along Short Street (16m from the rear garden of the closest dwelling), however, these are subject to views from the existing and surrounding dwellings, as such, the proposal would not impact any further on the privacy of these gardens. In addition, the views into rear windows along Short Street would be oblique and not result in any significant harm. The properties along Prospect Street, with most direct views of the application site, are between 20m and 15m from the rear boundary of the site. The proposed extension would be 15m from the rear boundary. As such, although the proposed glazing would result in an increased amount glazing facing existing residents, the distance at which the windows are located are well in excess of the 20m guidance outline in the residential extensions SPD, and local plan policies and as such would not result in any harm to either existing or proposed residents.

Transport matters

- 6.11 The development, as proposed does not result in any intensification of the access between no's 114 and 116, and provides an excess of bicycle parking within a secure storage area to the rear of the proposed flats. As the site is located within a short distance of high frequency bus routes, and the town centre, it is considered that the provision included is sufficient for the number of flats proposed.
- 6.12 Due to the cramped nature of the site, it is not proposed to provide any additional carparking on site. As per the adopted parking SPD, the proposal would require 2 additional carparking spaces. However, as the site is located within close proximity to high frequency public transport links, and is within close proximity to the town centre, an under provision in this instance is acceptable, and additional on-site bicycle storage (above policy) would be proposed to mitigate and encourage alternatives as per Policy TR5.

Private and communal outdoor space

- 6.13 The proposed development includes provision of private amenity space for all ground floor space, and retains a significant amount of communal outdoor space for rest of the development. As the site is in a highly accessible location, and located within close proximity to public parks, and

provides on-site outdoor space, the development is considered acceptable in this regard, and a condition will be attached to secure a outdoor space management plan and retention of the space for use of residents.

Ecology

- 6.14 The applicant has duly submitted a phase 1 survey, and a emergence survey which confirms the roof does not host habitat for protected species. As such, only a condition is recommended to ensure appropriate biodiversity enhancements are included in the proposal as per policy EN12.

Affordable Housing

- 6.15 In accordance with Policy H3 (Affordable Housing) the proposed development, being for 3 additional dwellings units, would be liable for an off-site affordable housing contribution. The flats at first and ground floor are not considered to be liable in this instance. However, the two dwellings within the loft will be affordable housing liable, and a financial contribution of £26,000, calculated using the formula set out in the SPD, is proposed. The figure has been agreed by the applicant.

Other Matters

CIL

- 6.16 The proposed development would generate a CIL liability.

Sustainability

- 6.17 The proposed development would be required to meet a BREEAM refurbishment 'Very Good' standard, with this to be secured by condition.

Equalities Impact

- 6.18 When determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The recommendation is shown above.

Case Officer: Mr Anthony Scholes