

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

PLANNING STATEMENT

Conversion of single dwelling to 1no. 3 bedroom flat and 1no. 1
bedroom flat

97 ST SAVIOURS LANE, COLEY PARK, READING, RG1 6EJ

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1 SITE AND SURROUNDINGS

- 1.1 The application site is located on the southern side of St Saviours Road. The property is a two-storey semi-detached dwellinghouse; it is set back from the main street with hardstanding to the front and a lengthy rear garden space.
- 1.2 The immediate surrounding area is residential in character; the street scene can mainly be characterised by pairs of semi-detached properties of similar sizes and styles.
- 1.3 The application site is not located in a conservation area and is not identified as or located within the vicinity of a listed building.

2 PROPOSAL

- 2.1 Conversion of single dwelling into 1no. 3 bedroom flat and 1no. 1 bedroom flat.

3 RELEVANT PLANNING HISTORY

- 3.1 Planning application (ref: 040547) for a two storey rear extension, single storey front and side extension was decided on 27 April 2004.
- 3.2 Planning application (ref: 040166) for a rear conservatory was decided on 18 November 2004.
- 3.3 Planning application (ref: 201475) for single storey rear and side extensions was decided on 18 December 2020.

4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2019)
- 4.2 Reading Local Plan (2019)
- 4.3 Reading Residential Conversions SPD (2013)

5 PLANNING ASSESSMENT

- 5.1 It is proposed to convert the existing residential dwelling into two self-contained flats; a 3 bedroom flat and a 1 bedroom flat.

Principle of development

- 5.2 Policy H8 of the Local Plan states that proposals to convert properties into self-contained flats will only be acceptable where the proposal respects the physical character of the area; the proposal would not harm an existing mixed community through the loss of single family housing; there are no unacceptable impacts to residents of the scheme or surrounding properties arising from noise and disturbance; there is no inappropriate stacking between units; bin and cycle storage is of an appropriate size and standard. It also states that the property to be converted must be at least 120sqm internally and, where there are 4 units or less, at least one unit should be suitable for family occupation with a minimum of two bedrooms. This is also stated within Checklist 23 of the Residential Conversions SPD.
- 5.3 The proposal will involve the conversion of the existing dwelling house to two self-contained flats; one 3 bedroom 5 person flat measuring 89sqm internally and one 1 bedroom 1 person flat measuring 40sqm internally and the GIA of the property is over 120sqm. The conversion would be of a household scale and, given that the number of residential units will only increase by one, it is considered that there will be no significant intensification of the site.
- 5.4 Furthermore, although the proposal will involve the loss of a single family dwellinghouse, this will not cause significant harm to the locality.

The proposal will involve the provision of additional residential units, one of which will include a 3 bedroom ground floor property suitable for family occupation. Therefore, it is considered that the conversion will maintain the single family occupation aspect of the existing house whilst simultaneously increasing the housing supply within the area. This is also compliant with Policy H2, which identifies a need for residential units of 3 bedrooms or more, and Policy H7 which resists the net loss of residential units.

- 5.5 As such, the proposal to convert the premises into two self-contained flats would be wholly acceptable in principle as it complies with the provisions of Policy H8 of the Local Plan.

Character and appearance

- 5.6 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area. It states that developments will have regard to the layout; urban structure; landscape; density and mix; scale; architectural detail and materials of the area and states that developments must respond positively to their local context.
- 5.7 The proposed conversion would not harm the character and appearance of the area as the nature of the premises would remain in residential use. It would not generate any significant change in activity at the property as compared to a large single family dwelling and the residential character of the premises would remain intact.
- 5.8 The main alterations to the property would be contained within the established footprint of the existing property, with the exception of a modest single storey extension, which is already approved under application ref: 201475. This will be positioned at the rear of the property and will not be visible from the main street scene, therefore will have no impact on the character of the locality. It will be constructed in materials which are sympathetic to the host structure and therefore will preserve the character of the building. The premises will continue to appear as a dwelling that is in keeping with the character and appearance of the streetscene as the alterations will be largely invisible from the street scene.

- 5.9 As such, the proposed development would preserve the character and appearance of the area in accordance with Policy CC7 of the Local Plan.

Neighbours' living conditions

- 5.10 Policy CC8 of the Local Plan states that development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. This includes issues relating to privacy and overlooking; access to daylight/sunlight; visual dominance and overbearing effects; harm to outlook and noise disturbance.
- 5.11 The proposed use is unlikely to disrupt the living conditions of the surrounding neighbours, as the property will remain in residential use. Although the number of residential units would increase, it is considered that the intensification of the site will not be so significant to cause damage to the amenity of surrounding residents. Indeed, the level of activity and the intensity of use of the site would not be dissimilar to that of a large single family house. Therefore, the level of noise and disturbance likely to be generated by the proposed use overall would be comparable to a large single family house and surrounding properties.
- 5.12 The proposal will include a single storey extension at the rear of the property. This will be modest in projection, reaching a maximum projection of 3m from the neighbouring rear extension at no. 99 and around 2m from the neighbour at no. 95. These projections are modest and not considered to contribute to any significant loss of daylight/sunlight or sense of enclosure. The new windows will be at the rear elevation and therefore will not lead to any overlooking of neighbouring dwellings. Furthermore, this extension has already been approved under planning application (ref: 201475) and is therefore acceptable.
- 5.13 As such, the proposed development would successfully protect the residential amenities enjoyed by the neighbouring residents in accordance with the aims and provisions of the Policies SC7 and EQ5.

Quality of accommodation

- 5.14 Policy H5 of the Local Plan states that new dwellings should be built to comply with the nationally described space standards. Policy H8 also states that property conversions should also provide adequate internal floorspace for future occupiers.
- 5.15 The proposed 3 bedroom flat will measure 89sqm internally and the proposed 1 bedroom flat will measure 40sqm internally. Given that the 3 bedroom flat will accommodate 5 persons and the 1 bedroom flat will accommodate 1 persons, the proposal will comply with the nationally described space standards and will therefore provide good quality accommodation for the future occupiers.
- 5.16 The property also benefits from a sizeable rear garden space which will provide good quality external amenity space for the occupiers also. This complies with the provisions of Policy H10 of the Local Plan which states that flats should be provided with functional communal outdoor amenity space.
- 5.17 As such, the proposed development would provide a satisfactory standard of internal and external living environment as per the aims and provisions of Policy H5 and Policy H8.

Highways and parking

- 5.18 Policy TR5 of the Local Plan states that 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.
- 5.19 The proposal would not change the existing parking arrangements (i.e. front garden parking) and, given the household scale of the proposed conversion, there is not considered to be any significant intensification of the site which would require additional parking. The front of the property is fully covered by hardstanding suitable for offstreet parking capable of accommodating at least 2 parked cars which is considered to be suitable

for two self-contained flats. There is also provision for 6 cycle parking spaces at the front of the property.

- 5.20 As such, the proposed development would not have any negative impact on parking facilities at the property and would not cause any undue pressure on the local road network in accordance with the Policy TR5.

Climate Change

- 5.21 Policy CC3 of Local Plan states that developments must demonstrate how they have been designed to incorporate measures to adapt to climate change. Given that the proposed changes will be predominantly internal, it is considered that the proposal will not require significant adaption to climate change as the existing external structure will remain. The proposal will not cause any additional harm in terms of its effect on climate change and is therefore compliant with Policy CC3.

6 CONCLUSION

- 6.1 It is proposed to convert the existing residential dwelling into two self-contained flats; a 3 bedroom flat and a 1 bedroom flat.
- 6.2 The proposal to use the premises as two self contained flats would be wholly acceptable in principle.
- 6.3 The proposed development would not have any negative impact on the character of the area or the existing building.
- 6.4 The proposed development would successfully protect the residential amenities enjoyed by the neighbouring residents.
- 6.5 The proposed development would provide a satisfactory standard of internal and external living environment.
- 6.6 The proposed development would not have any negative impact in terms of highways or parking.
- 6.7 The proposed development is consistent with the relevant aims and provisions of the national framework and the LPA's Development Plan.

- 6.8 The LPA is respectfully requested to grant planning permission for the proposed development at the application site.