

R A M M U R T I D E S I G N L T D

ARCHITECTURAL & PLANNING SERVICES

Planning and Design Statement
to accompany Planning Application submission

for the proposals to extend at the first floor of existing shop unit and flatted
accommodation at 1st floor level

at No 228 Gosbrook Road, Reading

For Mr A Singh

Description

The subject of the planning application is to seek to provide improved accommodation to the existing and previously approved residential accommodation at the 1st floor level that is set over the ground floor shop/commercial unit.

The application site is to the rear of an existing two-storey end corner plot at the junction of Gosbrook Road and Washington Road Caversham, Reading.

The area is in the main an established residential area and the property has a ground floor corner shop/grocers (Class A1) use, with residential accommodation to the upper floor.

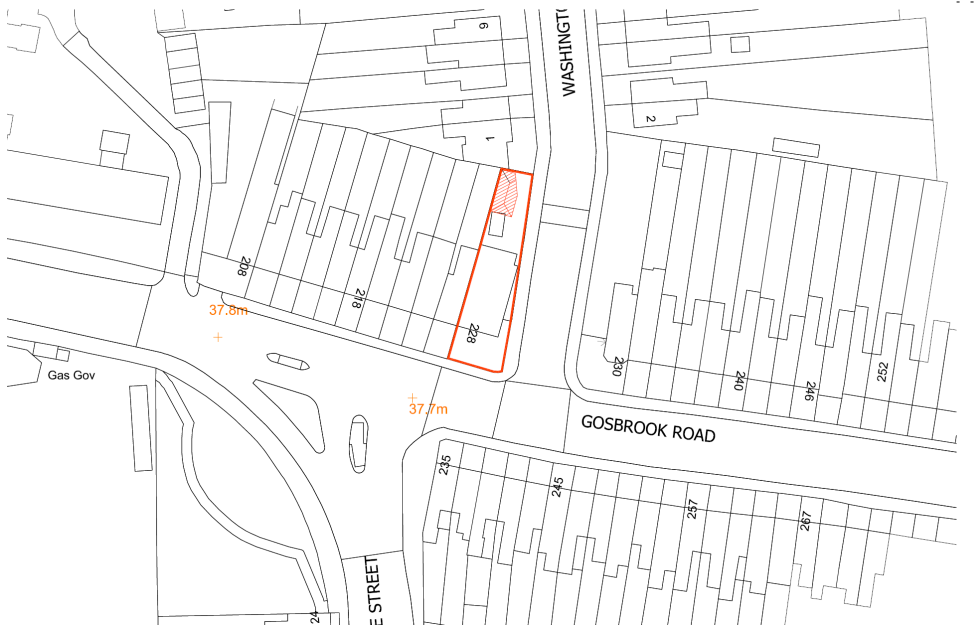
The property has been extended over the years with both single storey side and rear extensions and a first-floor pitched roof rear extension.



Shop unit frontage



rear yard from Washington Road, and relationship to dwelling at No 1 Washington Road



Site plan



context and relationship to adjacent properties



Aerial view of site

Planning History

Various applications have been submitted over the years relating both to use of the shop premises and alterations/extensions as follows:

App. No.:	82065	Decision Date:	
Description:	Re-submission - Removal of existing store shed and the erection detached single storey outbuilding to the rear in association with a Class A1 use (Grocers) at No 228 Gosbrook Road. Outbuilding/annex to be used as a kitchen, rest room and overnight accommodation for employees.		
App. No.:	151375	Decision Date:	30/12/2015
Description:	Removal of existing store shed and the erection detached single storey outbuilding to the rear in association with a Class A1 use (Grocers) at No 228 Gosbrook Road. Outbuilding/annex to be used as a kitchen, rest room and overnight accommodation for employees.		
App. No.:	080028	Decision Date:	21/04/2008
Description:	3 studio flats on first floor and 1 no 1 bed flat on second floor.		
App. No.:	030093	Decision Date:	16/11/2005
Description:	Creation of an additional flat on part first floor and second floor by means of 1st floor side and 2nd storey rear extensions		
App. No.:	990491	Decision Date:	07/12/2000
Description:	Second storey flat roof rear extension		
App. No.:	990828	Decision Date:	20/04/2000
Description:	Provision of 1 x Wall Mounted Advertisement Display Unit		
App. No.:	990347	Decision Date:	31/05/2000
Description:	Single Storey Side/Rear Extension		
App. No.:	991974	Decision Date:	11/02/2000
Description:	Erection of 2 x Single Sided Free Standing Advertisements		
App. No.:	991906	Decision Date:	26/07/1999
Description:	Two storey pitched roof side extension/ single storey flat roof rear extension, providing ground floor shop extension and 1st floor extension to flat		

Principle of Development

The application site is located with an established residential and built up area of Caversham, close to the River Thames to the North of Reading.

The Spatial Strategy within the Core Strategy sets out that it will seek to maximise development opportunities within the built-up area of Reading.

The location of the application site within the built-up area of Caversham in Reading means that the principle of development on this site is already established in planning terms.

Material Considerations

The main material consideration is the National Planning Policy Framework (NPPF) which sets out the Government's up to date strategy and guidance for plan making and decision taking.

The Councils adopted Local Plan November 2019 has detailed policies of general relevance to this application include:

Policy CC1 Presumption in Favour of Sustainable Development

- reinforces the NPPF and confirms a positive approach to planning, with planning applications that accord with the development plan being approved without delay unless material circumstances indicate otherwise;

Chapter 11 of the NPPF 'Making effective use of land' and Chapter 12 'Achieving well-designed places' encourage the planning system to act positively in terms of:

- Delivering high quality design and securing good standards of amenity for all existing and future occupants;
- Encouraging the efficient use of land; and making the best use of public transport, walking and cycling, and focusing development in locations which are sustainable.

Given that this proposal is essentially offering to provide improved accommodation on a site which is already capable of supporting the existing buildings, the proposal should therefore be considered acceptable in principle.

Character and appearance

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT & Policy CC7 DESIGN AND THE PUBLIC REALM

This includes design component such as layout, landscaping, density, scale, height, and architectural detail and materials. These design components will be assessed to ensure that development makes a positive contribution to a range of urban design objectives including; character, legibility, adaptability, continuity and enclosure, and ease of movement and permeability.

- The proposals as a moderate increase which takes into use the area of flat roof that lies over the existing side extension of the property. local Plan sets out that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

EN18: FLOODING AND DRAINAGE

The application site does lie in a flood risk zone, however the proposals relate to an extension of the existing facilities at first floor level and therefore do not create or affect the loss of footprint that would have otherwise impacted storage of flood waters.#

policies EM1 PROVISION OF EMPLOYMENT, EM2 PROVISION OF EMPLOYMENT and EM3 LOSS OF EMPLOYMENT LAND

As the proposals are over an existing commercial unit, are relevant, although are not impacted as the extension of the building at first floor does not affect the use at ground floor.

Policies H1 PROVISION OF HOUSING & H5 STANDARDS FOR NEW HOUSING are touched upon as the application relates to the residential accommodation, and the benefit of the extension would improve the layout and accommodation that currently exists.

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

The proposals seek to build over an existing flat roof extension of the shop premises and seek to improve the accommodation that currently exists.

It is understood that the usual requirement is to create an extension that appears subordinate to the host property, by setting in from the front and also setting down from the ridge, but as the development site is an end of run of properties the proposals seek to run against this requirements if agreed, so that the maximum available space contributes to the area that will become of benefit to the internal layout. The applicant would seek to discuss this and is happy to adjust if necessary but in the first instance is looking to see if the look of the proposed end result can be accepted in the manner shown.

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

There is no intention to increase the number of bedrooms but to improve those that which exist and it is seen that no increase in the need for parking of vehicles or cycles is relevant as part of the proposals for that which currently is the status at this time.

The proposals are a small scale side extension that uses the space available over an existing ground floor extension and have no impact to neighbours being a property that sits on a corner plot, and set to the forward extent of the building, thereby not also affecting neighbours to the side or the rear.