

Supporting Application Statement

HOUSEHOLDER PLANNING APPLICATION FOR A GARAGE CONVERSION & REAR WINDOW/DOOR ARRANGEMENT AT 8 PILGRIMS WAY, EMMER GREEN

Client: Mr. & Mrs Howgego

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ADSJ Associates Ltd

68 Norton Road
Woodley
Reading
RG5 4AJ

T: 07968 141918

E: info@adsj.co.uk

W: www.adsj.co.uk

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder Planning submission by the applicant for a garage conversion and minor amendments to the rear elevation at No. 8 Pilgrims Way.

The description of development is as follows:

'A conversion of an existing garage to a family room and alterations of ground floor rear window/door arrangement'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Local Plan (Adopted November 2019), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2012).

1.02 PLANNING POLICIES

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 planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Local Plan (Adopted November 2019), the main Cross Cutting Policies relevant to the development are:

Policy CC1 'Presumption in Favour of Sustainable Development' A positive approach to considering development proposals will be taken that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Policy CC7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.



Existing frontage

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is the end property forming four linked detached dwellings located on Pilgrims Way, Emmer Green.

Pilgrims Way, a cul-de-sac, links with St Benets Way which in turn links to Kidmore End Road to the west which is the main road to Chalkhouse Green to the north. A few hundred yards to the south is the junction with the Peppard Road that links with Caversham (south) and Binfield Heath (north).

The site is located at No. 8 Pilgrims Way which is within the Emmer Green suburb of Reading. No. 8 is the end of a linked detached row of dwellings to the north side of the highway. The properties enjoy moderate front driveways and having the building line set back from the access road allows a spatial separation from public and private areas.

Vehicular access is off Pilgrims Way, with an integral tarmac pedestrian footpath within the highway delineated by surface water drainage channels.

There is a mix of dwelling types on Pilgrims Way with other house types further afield in the area i.e. St Benets Way, predominantly in red brick, render panels and tiled roofs.

No. 8 is an end linked detached dwelling, that is set back from the access road by a front drive and has low level shrubs and potted plants along the frontage. The property has ample parking for one vehicle on its driveway. It is noted that No. 1 Pilgrims Way has converted its front garden into an additional parking space under a Certificate of Lawful Development. It is noted that Pilgrims Way has limited off street parking spaces for visitors.

The existing access road has ample width for single vehicles to pass comfortably.



Location Plan

3.00 Involvement and Evaluation

3.01 INVOLVEMENT

Given the location of the application site within a residential area, Planning Technical Support at Reading were able to provide a copy of the existing 2005 consent (ref: 05/00477/FUL/CJR). This consent pertained to the 6 dwellings built as part of Pilgrims Way.

Condition 17 from the 2005 application for the development found that there is a restriction in converting the existing garages to habitable accommodation. It is clear from this condition that a formal planning application is required for the garage conversion proposal. Other advice was to make reference to the recently adopted Reading Borough Local Plan (2019).

It is noted that No. 1 Pilgrims Way have also obtained consent for a garage conversion (ref: 181423/HOU).

The applicant's wish to carry out the proposals to allow them to have an internal layout fit for their ongoing needs, whilst sensitively altering the external appearance to be complementary to its surroundings, and in turn the character of Pilgrims Way and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal, therefore, any amendments will require further consideration in terms of value and viability.



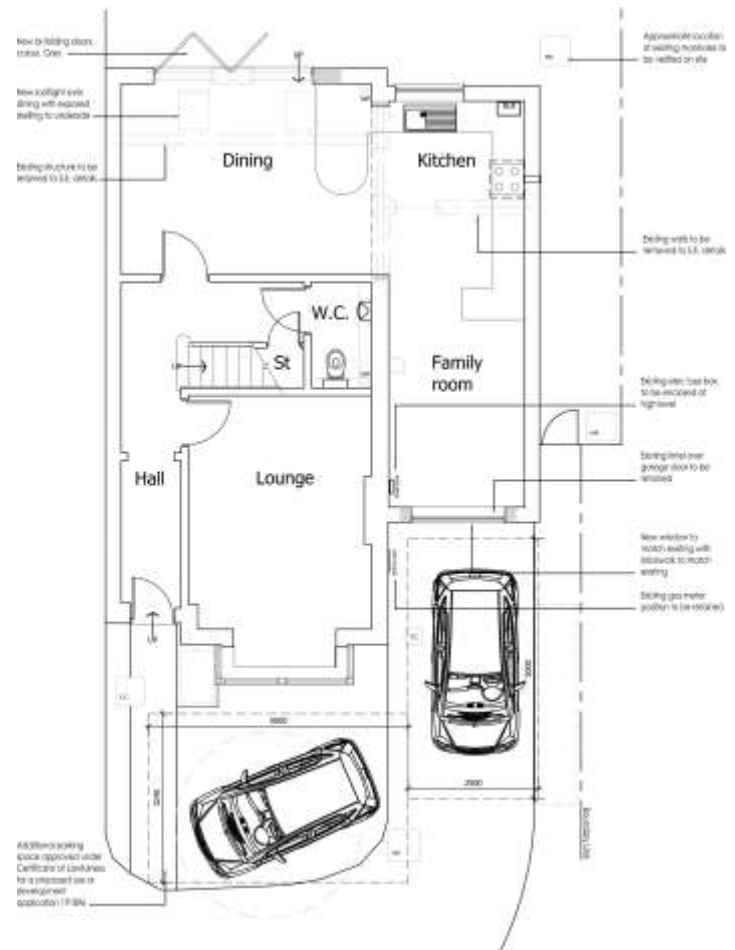
Existing garage stepped back

3.02 EVALUATION

The proposal is for a Householder Planning application to convert an existing under-used garage to a family room and alter the existing window/door arrangement to the rear ground floor. The new family room would allow for an improved area which the applicant can use as a dedicated family room for their young children. The existing garage door is to be replaced with a window casement that will match the existing dwelling and retain the fenestration type, with infill masonry to match the existing. Whilst the introduction of bi-folding doors and rooflights to the rear will allow natural light deep into the plan. There are to be no other alterations to the property, therefore, this proposal is in line with policy CC7 Design in the Public Realm

The location of the garage conversion will be less obvious from the highway by virtue of its location being stepped back from the main building line.

The loss of the garage has been mitigated under a Certificate of Lawful Development application (ref: 191896) for the proposed extension of the existing driveway to provide an additional parking space.



Proposed Plan Layout



Existing rear Utility & Kitchen elevations

4.00 APPLICATION

4.01 PROPOSAL

This document has been written to support the Householder Planning Application for the proposed garage conversion and alterations to the ground floor rear window/door arrangement.

The loss of the existing garage has been mitigated under a separate Permitted Development application (noted above) that was granted consent in January 2020.

The proposals for the rear elevational fenestration will retain the principle openings of the existing elevation. The existing utility room window and door formation is to be altered to a window with infill brickwork. The introduction of new bi-folding doors is to be set within the existing opening with the removal of an existing brick pier. The new rooflights to the monopitch rear roof are to be set within the existing construction.

The proposals will not create an enlargement to the existing footprint of the dwelling and will be contained within the existing property demise.



Proposed Frontage Elevation



5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site.

The development will not prejudice highway safety conditions along Pilgrims Way or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CC7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this Householder application be approved.