

Planning Support Statement

Proposed amendments to approved plans in relation to

Conversion of existing building into 2 flats
At: 85 Bedford Road Reading RG1 7EZ

Revised proposals at ground floor:

- to retain front entrance from Bedford Street,
- amend location of bin store
- include location of cycle store
- provide external access to basement level with new stair and window
- Provision of boundary wall to front garden
- Replacement windows on Bedford Road and Great Knollys Street elevations

(relating to Planning permission reference 161768)

For Mr Bilbil Shehu

June 2020
Revision A 08/2020

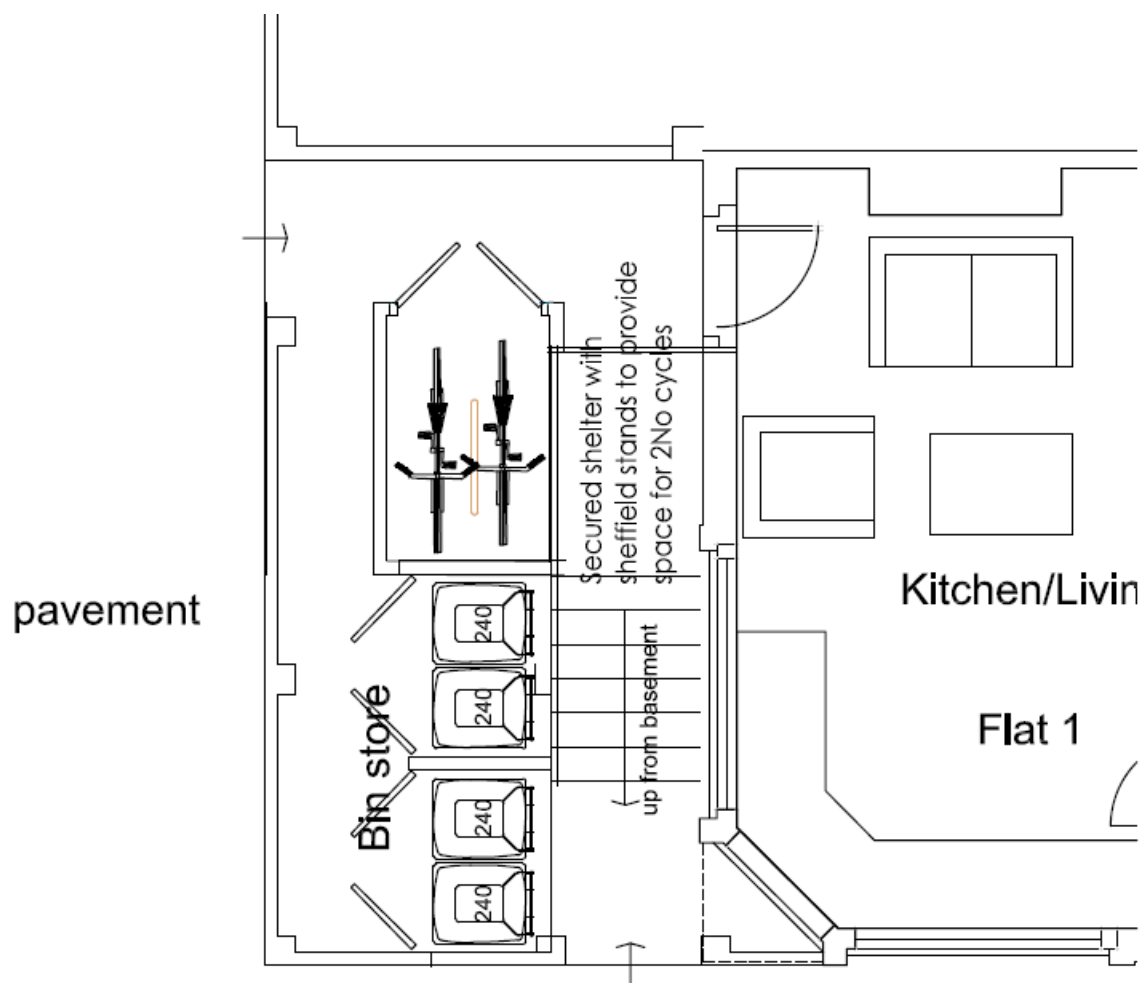
Introduction

- 1.1 This Planning statement is in support of a planning application that is being submitted on behalf of the Property Owner, Mr Bilbil Shehu, for the proposed amended proposals at ground floor level relating to the following:
- to retain front entrance from Bedford Street,
 - amend location of bin store
 - include location of cycle store
 - provide external access to basement level with new stair and window
 - Provision of boundary wall to front garden
 - Replacement windows to White UPVC on Bedford Road and Great Knollys Street elevations
 - Blanking off of corner return window
- 1.2 The application property has recently been the subject of the planning application to convert the existing building that was a commercial premises manufacturing rubber products, into two apartments, one at floor level.
- 1.3 The proposals were considered and approved under planning application referenced 161768.
- 1.4 The plans showed the proposed entrance at ground floor to be blocked up and had the bin store located in the front of the door.
- 1.5 There was no indication of or for the location of the cycle store and this was retained for future consideration with planning condition No 6 securing the need prior to occupation of the units once complete.
- 1.6 The basement existed but in its original form had limited and restricted access from within the building.
- 1.7 The owner and now applicant has looked to improve the proposals and has retained the front entrance door into the ground floor flat as this is not seen as a negative impact but as a retained key feature of the building.

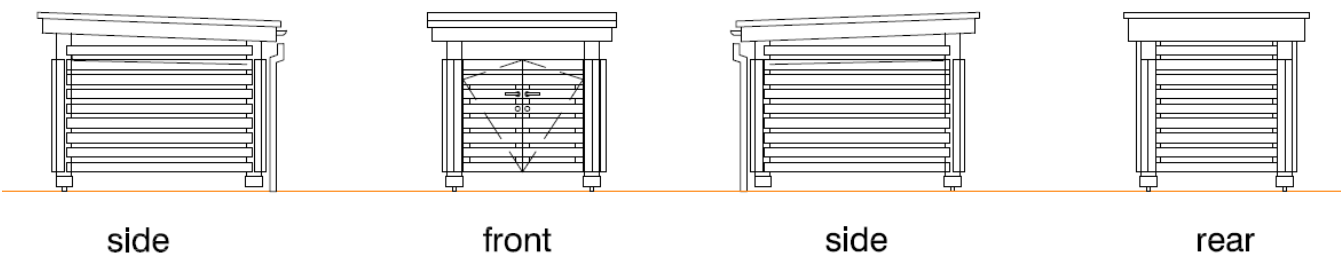
- 1.8 An external access has been constructed from the front yard down to the basement level which is used for storage and heating ducts etc, the internal access has been covered over as part of the works. The new arrangement allows use by both the first floor and the ground floor as storage facility accessible to both apartments.
- 1.9 The access to the basement has new external steps from the front yard with a metal guarding rail to prevent falls into the well.
- 1.10 Low boundary walls have been constructed to reflect the continuing theme of the other properties adjacent to the application site and the surrounding area.
- 1.11 The first floor windows to Bedford Street have been reduced in depth with lower section infilled sensitively with brickwork matching very closely to the existing.
- 1.12 The ground floor corner opening has been blocked
- 1.13 The ground floor windows to Great Knollys street have had the depths reduced by raising the cill levels.

Proposals

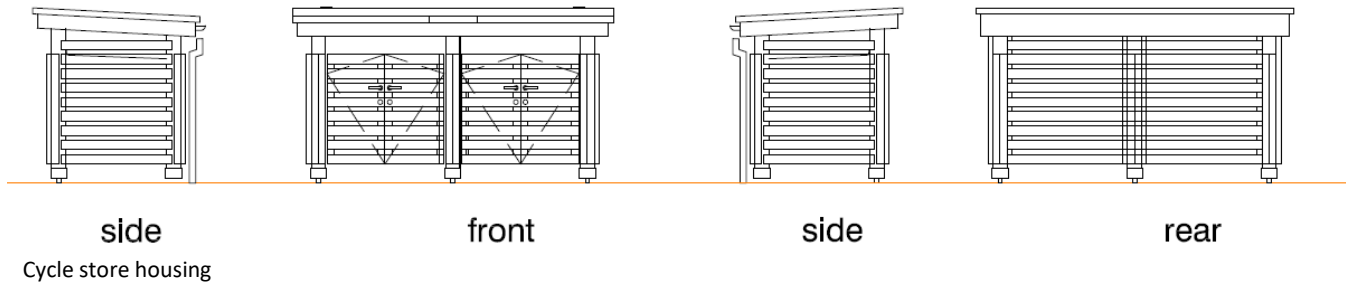
1.14 The proposals are shown below:



Front entrance retained, access to basement, proposed revised location of the bin store and the addition of the cycle store.



Bins store housing



Photographs



Front to Bedford Road, raised cill level to 1st floor windows, and blanking off of corner window



Images of boundary wall and stair access to basement



Images form Great Knollys street



raised cill level

Photographs of properties in vicinity of application site



Historical view with adjacent property form Google street view



Planning policy

1.15 The principle of the development has been established and it is just minor changes to the frontage that require formal approval.

1.16 The proposals are considered as being beyond that of a “Non Material” amendments as was demonstrated by the submission by the previous applicants of application reference 161768 and where the officer report clearly identified that a Section 73 minor material change application would be required. - the changes at that time sought to:

“Non material amendments to planning permission 161768 (Conversion of existing building into 2 flats) including various fenestration alterations, provision of rooflights in north and west roof slopes, retain the Bedford Road elevation entrance door and build a bin enclosure on the Bedford Road frontage (amended description).”

But the application was withdrawn.

1.17 The planning permission 161768 lists the plans that are approved, and upon which the development should be implemented.

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- 1.18 The submitted application is under Section 73 of the Town and County Planning Act 1990 ('the 1990 Act') which allows an application to be made to a LPA for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- 1.19 Revised plans are submitted to replace the ground floor and the proposed bin store with elevations that show the new proposals and relate to condition 2 of the planning approval where the listed plans are requested to be replaced by the new plans submitted as part of the new application following consideration of the proposals as having negligible impact to the design and to the neighbours in loss of amenity.
- 1.20 It is hoped that the revised proposals can be accepted as per the revised submitted drawings.