

200165/FUL – 8 Prospect Street

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PLANNING STATEMENT

1. Introduction

1.1. This statement is prepared in support of a planning application for the extension of one unit at already approved Permitted Development at the land behind number 8 Prospect Street Reading in the jurisdiction of Reading Borough Council. The purpose of this statement is to assess the application, the site and its purposes for development against national and local planning policy.

2. Site Description

2.1. The site is located on the west side of Prospect Street, neighbouring the Tesco Express Store on Oxford Road. Prospect Street is predominantly a residential street.

2.2. The site has an approval for 5 units (171894) via Permitted Development and was previously a garage.

2.3. There are no flood risks to the site or is in proximity to any listed building.

3. Proposals for Extension

3.1. The proposal is to extend Unit 3 & 4 currently 30.2sqm & 30.1 respectively to 43sqm & 43.8sqm to increase the units to comply with national space described standards.

4. Relevant Planning History

4.1. Application No: 162176 - Change of use of building from Class B1(a)(Offices) to C3(dwelling houses) to comprise of 3 x 1bed flats and 1 x 2bed flats. Prior notification under Class), Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Refused 23rd January 2017.

4.2. Application No: 171894 - Application type: Light industrial (B1c) use to dwelling house - Class PA, Part 1 GPDO 2015 - Prior Approval Notification - Approval 22nd December 2017.

4.3. Application No: 182058 - Change of use of building from Class B1(c)(light industrial) to C3 (dwellinghouses) to comprise of 3 x 1 bed flats & 1 x 2 bed flats. Prior notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Prior Approval Notification - Approval 15th January 2019.

4.4. Application No: 191782 - Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), converting part of building into 5 dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. - Approval 23rd December 2019.

4.5. Application No: 191119 - Replacement of pitched roof at first floor level with flat roof; re- cladding the exterior of the building; and various other associated alterations to facilitate the implementation of prior approval 191782 - Undecided

4.6. Application No: 200165 Ground floor extension of Unit 1 based on application number 191782 - Undecided

5. Planning Policy

5.1. Section 38(6) of the Act requires that local planning authorities must determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

The **National Planning Policy Framework** (Revised 2019)

5.2. NPPF is over-arching Government planning policy for England and sets out the Government's requirements for the planning system. On

19th June the Government Revised the Framework and generally seeks to ensure the Planning System delivers Sustainable Development, meeting the needs now and in the future. Fundamentally for this pre-application, the revised NPPF seeks to boost house building (particularly on allocated sites) and to positively plan for and assist community facilities.

5.3. Key NPPF provisions include: -

- Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- Para 8 – Sustainable Development
- Para 11 – Presumption in Favour of Sustainable Development
- Para 20 – Strategic Policies – ‘Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, community facilities’
- Para 68 – Delivering Small Sites – ‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.’
- Para 182 – ‘Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities’ The Reading Borough Local Development Framework – Adopted Core Strategy (2008, altered 2015)

5.4. Key strategic policies of the **Local Plan** (adopted November 2019) include: -

- 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
- H1: PROVISION OF HOUSING
- H2: DENSITY AND MIX
- H8: RESIDENTIAL CONVERSIONS
- H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION
- H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

6. Planning Assessment

6.1. In reviewing the existing site, the context of the current location we draw on the following

Key considerations.

Principle of Use

6.2. The site falls within the existing settlement of Caversham and is considered to be a brownfield site in a sustainable location. The re-use of the building is sustainable and the new cladding will not only be an improvement on existing it will last for a considerable amount of years. The site is outside a conservation area. Overall, the site would represent a sustainable form of development and help to bring forward new housing within an existing settlement.

Quantum of development

6.3. The proposed development seeks to extend the existing building whilst converting the existing property into a residential use. The proposed extensions would be no higher than the existing building. The design of the scheme has evolved to ensure that the architecture character of the building has enhanced and would not be an over development of the site.

6.4. Proposed are is to extend Units 3 & 4 to allow this unit to be able make best use of the unit and to best serve future occupiers.

6.5. The proposal is considered to be an acceptable development, in keeping with the character and appearance of the area, and would not

result in any negative impact on the amenities currently enjoyed by neighbouring occupiers.

Character and Design

6.6. The planning application submission is supported Colony Architects, project architects for the scheme. Colony Architects are a leading locally based architectural practice having significant experience designing community and residential properties.

6.7. Core Strategy Policy H2 requires that developments should be of a scale and density related to its level of accessibility or upgraded accessibility. H9 states that all developments must be of high quality design that maintain and enhance the character and appearance of the area of Reading in which it is located.

6.8. Care and attention has been made to ensure that there is a sympathetic approach to the constraints of the site, and the neighbouring impacts onto residential houses.

6.9. The elevations and general design has evolved during concept stage to ensure the quality of the elevations for the residential buildings through use of metal profiled cladding and detailing and positioning of window openings. It is considered that the design of the scheme would enhance the quality and character of the area and would be a successful integration within this part of Caversham.

6.10. The scheme has been designed, at its heart to create a true sustainable residential accommodation of high quality living standards.

Impact on Amenity of Neighbouring and Future Residents

6.11. The key principle for safeguarding amenity for existing and proposed residents are set out in Policy CC8 and with respect to private and communal amenity space in Policy H10.

6.12. The proposal seeks to introduce a larger residential (C3) unit to the site, whilst extending the building will provide a "fit for purpose" unit to the local market.

6.13. Care and attention has been given to ensure that there would be very little impact in terms of outlook, light and privacy issues to neighbouring occupiers.

6.14. The proposals are considered to have an acceptable impact on the living conditions of neighbouring occupiers and would provide for an excellent living environment for new residents.

7. Summary

7.1. The proposals would replace a poorly functioning dilapidated garage with a high quality new residential (C3 use) which would respond positively to the character of the local area and have no impact on the wider streetscene.

7.2. The proposals are considered to have an acceptable impact on the amenities currently enjoyed by neighbouring occupiers whilst bringing forward high quality living standards.

7.3. The following keys benefits are provided within the scheme –

- 1) The delivery of larger studio units that will be up to current standards, in a sustainable location;
- 2) Sustainability improvements through the reuse of an existing building;

7.4. Officers are respectfully asked to support the application. In the interest of proper planning Officers are requested to contact the agent should there be any queries.