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ARCHITECTURE & PLANNING

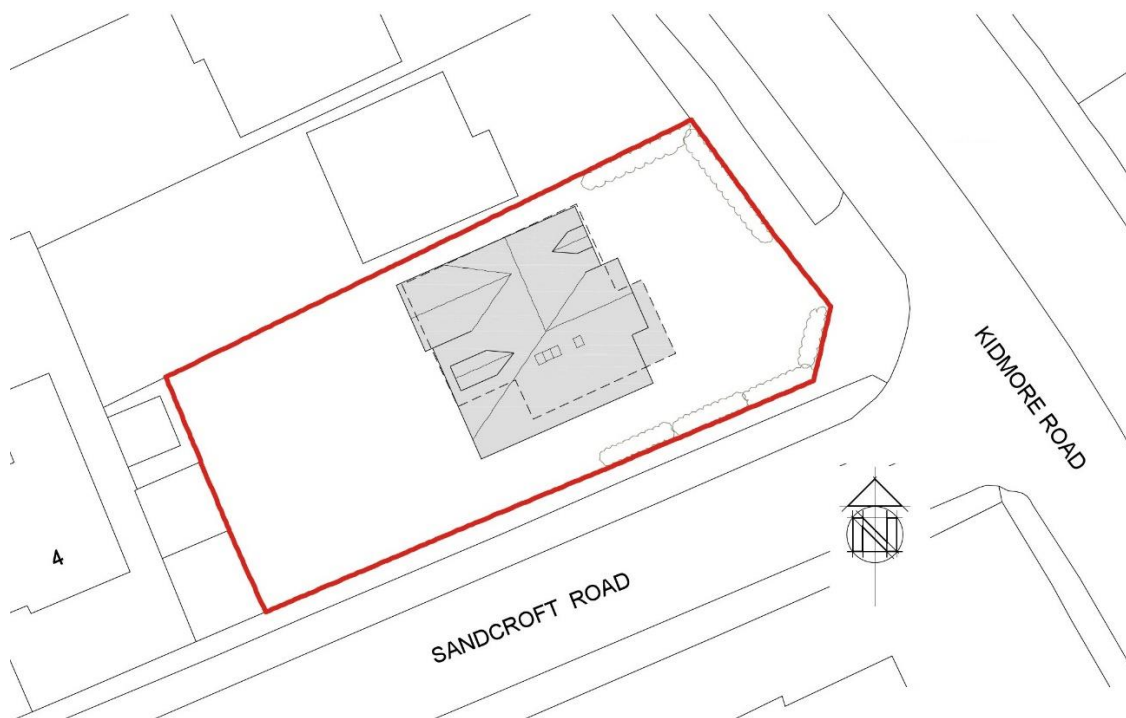
Planning Design & Access Statement

Replacement Detached Dwelling at

179 Kidmore Road, Caversham, Reading, RG4 7NW

This statement is produced to support a full planning application for the erection of a replacement dwelling at 179 Kidmore Road, Reading. This statement will cover the history and context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers. The resulting conclusion is that key material considerations, such as impact of; design, neighbour amenity and highway safety are acceptable, and the wider objective of the relevant local and national planning policy are met.

In addition to this statement, the application is accompanied by the relevant planning application forms and ownership certificate and drawings. The relevant application fee has also been submitted via the online planning portal.





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Site Context and Surrounding Area

The application site comprises of a two-storey dwelling with saltbox roof formation, located on a corner plot between Kidmore Road and Sandcroft Road. The dwelling itself benefits from four double bedrooms with a reasonably sized rear garden space. Materials used, include a mix of white render and brown boarding for the elevations with slate tiles for the roof.

The front garden of the property is split between gravel driveway and a small area of mowed lawn. The driveway provides sufficient room for parking with direct access to a single integrated garage. The frontage boundaries are treated with mature hedgerow as with adjacent neighbours on this side of Kidmore Road.

The dwelling forms part of densely developed residential area, with dwellings being located directly to the north and west of the site. The building is not listed, within the curtilage of any listed buildings, within a conservation area or landscape protection designation.





Planning History

080892 - Approved two storey rear extension and single storey front extension. Repositioning of perimeter fence.

080967 - Withdrawn two storey side and rear / single storey front extensions. Repositioning of perimeter fence. (Resubmission of planning application 08/00306/FUL)

080538 – Withdrawn two storey side and rear, single storey side and front extensions. Repositioning of perimeter fence.

The Proposal

The proposal seeks to demolish the existing dwelling and replace it with a dwelling similar in appearance and form, with a slightly increased floorspace at ground floor level.

The replacement of the building is essential due to a water mains leak, resulting in a six-metre hole underneath the house and therefore significant subsidence. The building is condemned and remains vacant due to this structural damage.

The replacement dwelling will be located in the same location as the existing, with the same number of bedrooms and separation distances between adjacent neighbours. The layout of the first floor remains as approved by 080892, with reconfigurations proposed at ground floor level.



Proposed East Elevation



Relevant Planning Policies

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Local Plan (Adopted November 2019)

- CC1: Presumption in favour of sustainable development
- CC2: Sustainable Design and Construction
- CC3: Adaption to Climate Change
- CC5: Waste minimisation and storage
- CC6: Accessibility and the intensity of development
- CC7: Design and public realm
- CC8: Safeguarding amenity
- EN14: Trees, hedges and woodlands
- EN18: Flooding and sustainable drainage systems
- H1: Provision of housing
- H3: Affordable Housing
- H5: Standards for new housing
- H7: Protecting the existing housing stock
- H10: Private and communal outdoor space
- TR3: Access, traffic and highway-related matters
- TR5: Car and cycle parking and electric vehicle charging



Supplementary Planning Documents

- Affordable housing (2013)
- Revised parking standards and design (2011)
- Sustainable design and construction (2011)

Principle of Development

The existing dwelling is unfortunately damaged beyond repair due to the aforementioned mains water leak. This can only be overcome by demolishing the building entirely and replacing it with a dwelling set on pile foundations. The building is not listed, within a conservation area or forming part of a landscape protection designation. The replacement dwelling will reflect the existing; form, layout, appearance and scale and is appropriate in all other respects (as detailed further below). As such, there is no reason in principle for this replacement dwelling to be resisted.

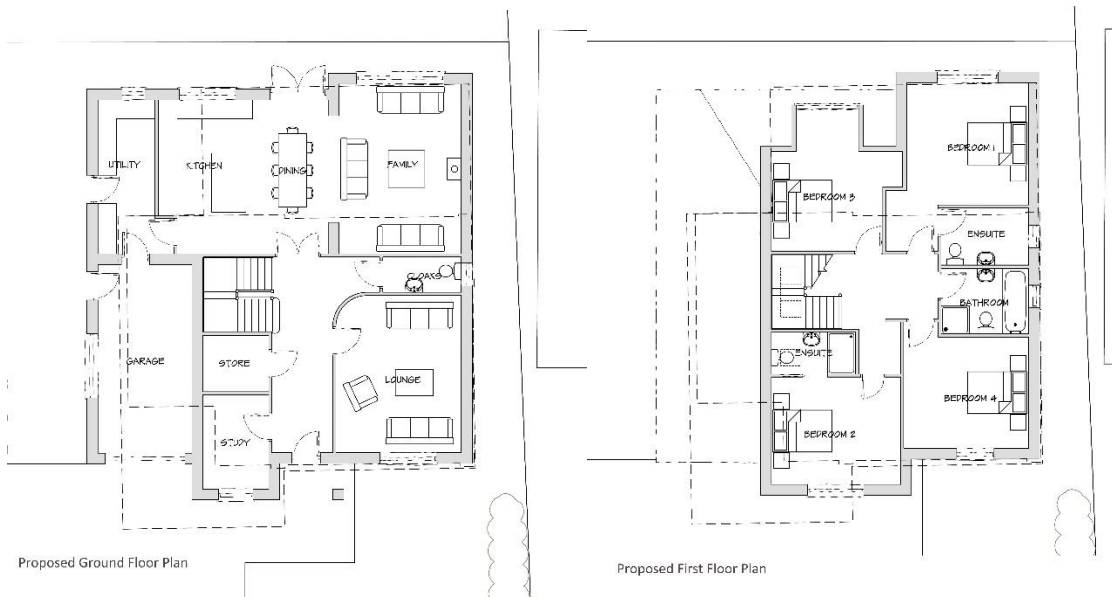
Impact on Character

The replacement dwelling will reflect the existing, albeit marginally wider at ground floor level. This impact is offset by the retained saltbox roof slope on this side of the dwelling, reducing the overall bulk and impact on the street scene.

Kidmore Road is characterised by predominantly detached dwellings addressing the highway with large rear gardens. As with the existing, the replacement dwelling will project slightly forward of the neighbour to the north. However, on this part of Kidmore Road the curvature of the road results in a staggered street scene rhythm for many of the dwellings. In this context, the replacement dwelling is not considered to be out of keeping with the character of the area.

Impact on Neighbour Amenity

In relation to the neighbouring dwelling, north of the site, two first floor windows are proposed on the flank elevations facing this property. However, these would serve two bathrooms and as such could be conditioned to be obscured glazed so as not to result in any material loss of privacy. The proposed dwelling would also not breach a 45-degree line to the nearest habitable window at the rear of this dwelling.



Amenity of Future Occupiers

It is considered that the proposal would provide an overall good standard of accommodation throughout with regular shaped rooms providing suitable outlook, natural lighting and ventilation. Furthermore, there would be ample space on site for the adequate storage of waste and recycling bins. The rear garden space would be as with the current situation and is considered to be suitable for a four-bedroom dwelling.

Highways and Parking

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD the proposal provides parking provision for 2 on-site parking spaces for a 4-bedroom dwelling, with the addition of single integral garage. No changes are proposed to the existing access arrangement. Cycle and bin storage will be located to the rear of the dwelling and refuse bins presented on the street as with the previous arrangement.

Affordable Housing

As the proposed dwelling is a replacement, it is not subject to affordable housing contributions, in accordance with Policy H3 of the Local Plan.

Summary

This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of land in a sustainable location within the Borough. Material planning considerations have been analyzed and it has demonstrated the site can be developed as proposed without adverse effects on the character of the area, amenity of neighbouring dwellings and adjacent highway network