



DEMARCATION

ARCHITECTURAL & PLANNING CONSULTANTS

Full Planning Application Package

Incorporating:

Planning, Design & Access Statement

Retrospective application for erection of three bedroomed house with 2 no. off street car parking spaces, allocated cycle and bin storage.

41A Brybur Close, Reading, Berkshire, RG2 8HN.

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1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement has been produced by Demarcation on behalf of Mr J. King to accompany a detailed planning application for planning permission to Reading Borough Council. The application seeks the retrospective planning permission for the erection of the extant three bedroomed dwelling, built without complying with the scheme originally approved (LPA Ref 150872).
- 1.2. This Planning, Design and Access Statement comprises an analysis of the site and surroundings, and an assessment of the planning issues raised by the proposal. It sets out a reasoned justification why the proposal is entirely acceptable on its planning merits, accords with the Development Plan and is not harmful to interests of acknowledged importance.
- 1.3. The built dwelling has been erected without complying with the scheme originally approved and subsequently deviates from what was approved enough to necessitate a new planning application and we were invited by officers to submit the retrospective application before you.
- 1.4. Basically the principle of a dwelling is established and this application is to secure permission for what has actually been built.
- 1.5. This Planning, Design and Access Statement should be read in conjunction with the accompanying drawings, also produced by Demarcation.

2. SITE AND SURROUNDINGS

- 2.1. The application site is positioned at the end of the existing cul de sac between two pairs of semi detached properties fronting onto Brybur Close, on a reasonable-sized plot fronting Brybur Close, and backing up against the back gardens of properties on hollydale Close, approximately three metres higher beyond the steep banking which defines the north eastern edge of the site.
- 2.2. The site lies within the built-up limits of Reading. The character of the area is varied, with two-storey mid 40s style semi-detached housing forming the predominant style in the area.
- 2.3. The site is not within a Conservation Area or within close proximity to any listed buildings. The information available from the Environment Agency's web site shows that the site lies outside of an area at risk to flooding.
- 2.4. The application site is in a sustainable location. The main parade of shops (including the grocery stores, pharmacy and take aways) are located approximately 600 metres to the east of the application site on the Shinfield Road. A bus stop on the Whitley Wood Road for services to Reading, and beyond is located only 400 metres from the site. Furthermore, all other facilities including pubs, the primary and secondary schools, the health centre are within easy walking distance, and employment opportunities (Reading Centre) are all located within short and convenient walking or cycling distance of the site.
- 2.5. It must be understood that the principle of the development has been established through the original Planning Permission scheme originally approved (LPA Ref 150872).
- 2.6. A Site Location Plan is attached



4. PLANNING CONSIDERATIONS

Overview

- 6.1. This application seeks the retrospective planning permission for the erection of the extant three bedroomed dwelling with 2 no. off street car parking spaces, allocated cycle and bin storage, built without complying with the scheme originally approved (LPA Ref 150872).

Principle of the Development

- 4.1. The site benefits from an extant planning permission for a two storey two bedroomed dwellinghouse. (LPA Ref; 150872) as such, the principle of development is clearly established.
- 4.2. In this respect it is considered that the principle of development is supported.

Residential Amenity

- 4.3. The proposed development has been carefully designed in order to respect the residential amenity, privacy and outlook currently enjoyed by the neighbouring residential properties to the application site.
- 4.4. It is considered that the application scheme does not present any adverse overshadowing of the neighbours due to the orientation and distances to the neighbouring properties combined with the distinct change in levels to the north east of the site.
- 4.5. The proposed development by means of appearance, scale and orientation reflects many similar in the area. This relationship is therefore policy compliant.

Private Amenity Space

- 4.6. Sufficient space is provided within the application site to accommodate adequate levels of private amenity space consistent with the levels afforded to a number the surrounding residential properties. The proposed good-sized garden area that surrounds the dwelling is completely private and wholly dedicated to the host dwelling. On-plot cycle and bin storage for each property is also adequately and easily accommodated within the application site.

Highways Issues

- 4.7. Given the low traffic speeds along this part of Brybur Close, the established vehicular access point, onto the Road, does not create harm to highway safety.
- 4.8. The established parking layout is in accordance with the Council's adopted minimum parking standards.
- 4.9. The size of the parking spaces proposed is of the highways approved dimensions of 2.5 metres in width and 5 metres in length.

- 4.10. The cycle parking provision for the development is provided in the garden area of the property. As discussed above, this private amenity area is of policy compliant size so is capable of accommodating the level of cycle parking required i.e. 3 cycle spaces per 3-bed dwelling.

Sustainability and Energy Efficiency

- 2.7. The application site is in a sustainable location. The main parade of shops (including the grocery stores, pharmacy and take aways) are located approximately 600 metres to the east of the application site on the Shinfield Road. A bus stop on the Whitley Wood Road for services to Reading, and beyond is located only 400 metres from the site. Furthermore, all other facilities including pubs, the primary and secondary schools, the health centre are within easy walking distance, and employment opportunities (Reading Centre) are all located within short and convenient walking or cycling distance of the site.

Additional measures proposed to ensure the scheme is sustainable are:

- Cycle parking is provided in a secure location on the application site (3 spaces per 3 bed dwelling);
- Option for water butts to be located in the rear garden area at the base of rainwater down pipes for localised, individual use by residents;
- The new dwelling is furnished with Internet and telephone connections, providing the owners/occupiers with access to home shopping delivery services (e.g. food shopping etc).
- Recycling bins are provided on site in accordance with Reading Borough Council requirements.

5. DESIGN AND ACCESS

- 5.1. This Planning, Design and Access Statement addresses the requirements outlined in paragraph 4C “Design and Access Statement” of Circular 01/06 – ‘Guidance to Changes to the Development Control System’.

Amount

- 5.2. The area surrounding the application site is characterised by predominantly two-storey 1930’s and 1960’s semi-detached dwelling houses in Brybur Close. All of the surrounding dwellings are situated in reasonable sized plots. In terms of a distinct palette of materials, brick (red and buff) and render seem to be the most common elevational treatments used.
- 5.3. In light of the above description of the context to the application site, the dwelling presents a frontage width and treatment of a traditional detached house, which is a predominant house type in the locality.

Scale

- 5.4. The area surrounding the application site is predominantly characterised by two-storey development set within reasonable sized plots.
- 5.5. As discussed above, the development presents a frontage width and treatment of a traditional detached house, which is a predominant house type in the locality with the provision of off street parking to the front of the proposed dwelling, which is highly common occurrence in the vicinity and has come to define the general appearance of the road frontage to Brybur Close.

Appearance

- 5.6. As discussed above, the development pertains to a two storey structure, common in the area. The provision of off street parking to the street frontage, is common in the vicinity and blends seamlessly with the surrounding dwellings.



Built Dwelling.

- 5.7. As can be seen above, external finishes of the development comprise simple red brick elevations, which again, represents the predominant appearance of dwellings in the area.

Landscaping

- 5.8. The application scheme provides, good quality fencing along the boundaries of the site. These boundary treatments are to be appropriately managed by the applicant initially and then the future owners/occupiers of the site.

Access

- 5.9. The established new vehicular access into the site off Brybur Close is utilised to provide the off street car parking for the dwelling to the front of the site.
- 5.10. Access to the dwelling is in accordance with Part M of the Building Regulations.

6. CONCLUSIONS

- 6.2. The application seeks the retrospective planning permission for the erection of the extant three bedroomed dwelling with 2 no. off street car parking spaces, allocated cycle and bin storage, built without complying with the scheme originally approved (LPA Ref 150872).
- 6.3. To conclude the application scheme is considered to be the most appropriate use of the site for the following reasons
- This planning application conforms to the policies of the Reading Borough Local Plan November 2019. Specifically relevant policies being CC2, CC8, H5, H10. To this end, the proposed development also accords with Paragraph 14 of the NPPF, which states that development proposals that accord with the Development Plan should be approved without delay.

- To this end, the proposed development accords with the NPPF, and the presumption in favour of sustainable development.
- The proposed development is of an amount, scale, appearance and layout that is in-keeping with the adjoining built form.
- The proposed utilization of the long established access point onto Brybur Close provides for acceptable vehicular and pedestrian access to the development. Two on-site car parking spaces are considered to be acceptable in this accessible location.
- The development has been carefully designed to respect the residential amenity currently enjoyed by the neighbouring properties of 41 Brybur Close (the existing dwelling to the west), and No. 43 Brybur Close to the south.
- Adequate private amenity space is provided for sitting outside, drying clothes and growing plants, and includes private enclosed garden area of 212 sqm in size for the private garden.

6.4. In light of all of the foregoing, it is clear that the application scheme is in accordance with the Development Plan, and therefore under Paragraph 14 of the NPPF planning permission should be granted without delay.