

PLANNING STATEMENT

FULL PLANNING APPLICATION FOR CONVERSION OF EXISTING CLUB HOUSE
INTO
3X2 BEDROOM SELF CONTAINED FLATS

533-535 OXFORD ROAD
READING
RG30 1HJ

January 2020

1 The Site

1.1 The application site, which covers 0.170 hectares of land, is located on Oxford Road, Reading.

1.2 The site is situated within easy walking distance of the main services such as retail units, the local primary school, church, parish hall and public transport.

2. The Development

2.1 The planning application proposes the development of 3 residential units. The development will comprise a 3x2 bedroom flats to provide a choice of accommodation to attract a broad range of resident.

2.0 National Planning Policy Framework (NPPF)

For the purposes of development control, national planning guidance as published in Planning Policy Framework (NPPF) published in March 2012 consideration in that they encourage Local PI following identified criteria:

Delivering Sustainable Development by:

Creating Strong Economies

Conserving and Enhancing the Historic Environment

This Planning Statement addresses national policy but through the framework of Reading Borough Council's comprehensive set of local policy documents. Only policies considered pertinent application have been addressed.

3.0 Reading Borough Local Development Framework Core Strategy Document 2008 altered 2015.

Policy CS1 (Sustainable Construction and Design) Reference should be made to BREEAM pre-assessment submitted as part of this application and demonstrating compliance.

Policy CS3 (Social Inclusion and Diversity)

The proposed development's contribution in terms of access to housing and community space in a recognised district centre demonstrates commitment to Policy CS3. The multi designed as part of the community space will enhance social inclusion range of groups and organisations. The flat conversion will provide to 3x2 bedroom quality and sustainable self-contained flats.

Policy CS4 (Accessibility and the Intensity of Development)

The development is easily accessible by pedestrians, public transport and vehicles being located on the Oxford Road, a major arterial route into Reading town Centre. There is a

bus stop adjacent to the site and on street parking. The proposal site is on the edge of Reading within the Oxford Road West District Centre. Reference should be made to the Transport application.

Policy CS7 (Design and the Public Realm)

Reference should be made to the Design and Access Statement submitted as part of this application which addresses and demonstrates compliance with Policy CS7.

Policy CS9 (Infrastructure, Services, Resources and Amenities)

Refer to separate section in this statement; Planning Obligation Under S106, April 2015.

Policy CS14 (Provision of Housing)

The proposed development fits well in the context of development 'located in areas of high accessibility' transport' and on brownfield land.

Policy CS15 (Location, Accessibility, Density and Housing Mix)

'...Developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, in accordance The mix of dwellings should include an appropriate proportion of units designed to the Lifetime Homes standard. Net densities of below 30 dwellings per hectare will not be acceptable...'

The site area measures 186m². In order to make sustainable and efficient use of the redeveloped site, the new proposal is residential use and is arranged over providing a total gross internal floor area floor level measuring 229m² internal area. The upper two floors comprise of residential accommodation in the form of three, two bedroom apartments.

The Table contained under CS15 centre sites. The proposal site is on the centre of Reading town centre, located within the Oxford Road West District Centre. As a result, and due to its good accessibility, a dense scheme is appropriate in making sustainable and efficient use of a well located and accessible site.

While a high proportion of future need is for the accommodation for small households, developments should include provision for family accommodation.

The proposed two bedroom apartments addresses the need for accommodation for small households. It is acknowledged that houses instance would not meet the required housing in mind, the two bedroom apartments have been generously sized. Therefore the two bedroom apartments are suitable for couples and small families.

Policy CS20: (Implementation of Reading's Transport Strategy)

Refer to separate section in this statement; Planning Obligations under S106, April 2015.

Policy CS24 (Car/Cycle Parking)

The proposed plans indicate the level of off street parking provided as well as facilities for storing cycles.

Policy CS31: (Additional and Existing Community Facilities)

'Proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site. Community facilities should be located where there is a choice of means of travel (inc possible. Proposals involving the redevelopment of existing community facilities for non uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need retain that facility.'

The applicant has ambitious plans to convert its vacant building to serve and transform the surrounding local communities. The intention is to provide useful accommodation for rental or sale purposes for younger generation wishing to remain in the Reading area. The use of building at 533 Oxford Road is no longer required as a club house, and valuable new accommodation is to be created as part of this development.

Policy CS33 (Protection and Enhancement of the Historic Environment)

The above policy has been considered but the provision of a high quality and sustainable much needed new residential outweighs protection of the existing building. The existing building is not energy efficient and the roof is in a relatively poor state of repair. The proposed development makes more efficient use of the site area. It is not classified as Listed nor is the Applicant a Registered Denomination for the purposes of Ecclesiastical Exemption, so secular Planning rules apply.

Policy CS34 (Pollution and Water Resources)

'Development will only be permitted where it would not be damaging to the environment air, land, noise or light pollution; where it would preserve or ideally enhance ground and surface water quality; and where existing water resources, sewerage and wastewater treatment infrastructure are adequate to support the proposed development.'

The site is located on Oxford Road which council's online maps as known not to be contaminated. The proposed development not only increases the floor area of so provides valuable new residential accommodation. The designs are therefore compliant with policy CS31.

The development will not be damaging to the environment and the sustainable drainage solution, details of which are expected to be secured by planning condition with any approval the development reduces the load on the existing sewerage system.

Policy CS36 (Biodiversity and Geology)

There is very little biodiversity on the site as existing.

4.0 Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012)

Policy SD1 (Presumption In Favour of Sustainable Development)

'A positive approach to considering presumption in favour of sustainable development contained in the National Planning Policy Framework.'

Reference should be made to BREEAM pre-assessment Statements submitted as part of this application which demonstrate the sustainability credentials of the design. The density of the scheme, making use of a prime brownfield and accessible site with good public transport links and access to local amenities, results in policy c technologically, environmentally and socially sustainable development.

Policy DM1 (Adaption to Climate Change)

'New buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;

'Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, etc;

All development shall minimise the impact of surface water runoff from the development in the design of the drainage system.'

Reference should also be made to the BREEAM pre-assessment which demonstrate the design response to matters concerning climate change.

Policy DM3 (Infrastructure)

A Community Infrastructure Levy (CIL) Planning Application Additional Information Requirement form has been completed and submitted as part of this planning application. CIL covers contributions to infrastructure. It is requested that the contributions for this development, gives due consideration to the nature of the applicant.

Policy DM4 (Safeguarding Amenity)

'Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; or Crime and safety.' Matters of Privacy and overlooking, Access to sunlight and daylight and Visual dominance / overbearing effects of a development have all been addressed as there are no external changes made to the existing building, demonstrating compliance this policy.

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As far as Noise and Disturbance is concerned, reference should be made to the Noise Impact Assessment accompanying this application. Dust and Fumes will be addressed with the accompanying Air Quality Assessment and during construction and will be addressed through Construction Method Statements and good practice with due sensitivity to surrounding properties by the building contractor.

Policy DM6 (Affordable Housing)

Reference should be made to the Affordable Housing Statement submitted as part of this application.

Policy DM12 (Access, Traffic and Highway)

The site is located on a busy commercial High Road which has excellent transport facilities, demonstrating compliance with Policy DM12.

Policy DM19: (Air Quality)

The site is located within the council's the Air Quality management zone. Reference should be made to the accompanying Air Quality Assessment submitted as part of this application, demonstrating compliance.

5.0 Supplementary Planning Guidance/Documents

Revised Parking Standards and Design 2011

The site is located on a busy commercial High Road which has excellent transport facilities, demonstrating compliance.

Revised Sustainable Design and Construction (2011)

Reference should be made to BREEAM pre-assessment report submitted as part of this application.

Affordable Housing SPD (2013)

Reference should be made to the Affordable Housing Statement submitted as part of this application.

Planning Obligations under S106, April 2015

There may be a requirement for financial training for construction, affordable housing and under Community Infrastructure Levy. It is however requested that in determining the level of contribution required, the council considers the considerable community benefit that this development will provide through accommodation.

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