



DESIGN & ACCESS STATEMENT

Application for full planning permission for ground, first floor and loft extensions to provide additional bedroom accommodation, residents lounge and associated lanscape changes

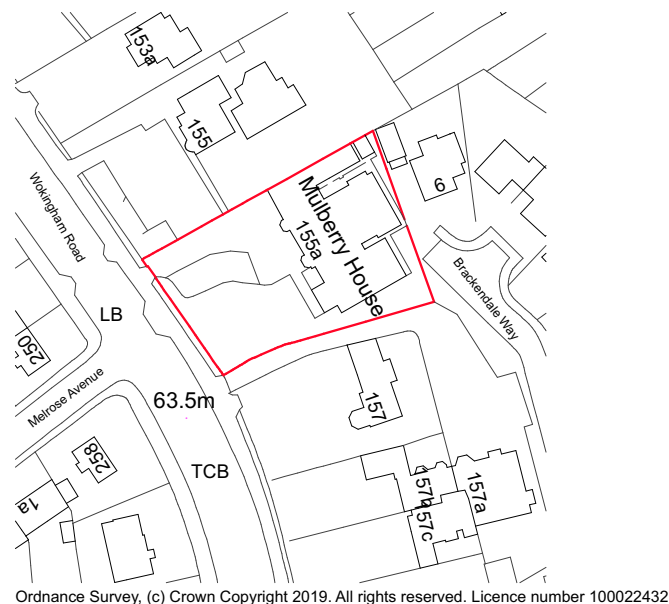
Mulberry Care, 155A Wokingam Road, Reading, RG6 1LP

2698- 002 Jan 2020

Design and Access Statement 2698 002revP3

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Site Location Plan



Tree and hedge lined Wokingham Road at the location of the site, showing entrance to the site - photo collage



Satellite View showing extensive tree cover and large buildings north of Wokingham Road

Introduction

We apply for planning permission on behalf of our client Mulberry Care Ltd for extensions along with internal alterations and associated changes to the parking and site arrangement at 155A Wokingham Road, Reading.

The proposed changes are as follows:

- Ground Floor extension to provide additional residents Lounge area and terrace.
- First Floor and Loft extensions to provide 5 additional bedrooms and storage space.
- Parking arrangement to provide a further 2 parking spaces, improved bicycle and bin storage

The proposed description of the development is:

Application for full planning permission for ground, first floor and loft extensions to provide additional bedroom accommodation, residents lounge and associated landscape

It should be noted that a permission including most of the proposed changes gained planning approval in September 2017 (161993)

This application included the addition of a rear extension to the first floor and loft, in the same fashion as our proposals.

In addition to the changes approved in 2017, we also propose a new lounge extension at the front of the building, to replace an existing conservatory.

Furthermore we propose to increase the roof volume in order to ensure sufficient space for rooms to meet CQC requirements, and in order to create a further

3 bedrooms, in addition to the originally permitted additional 2 rooms.

The previous application lacked properly sized lounge areas at ground floor, whilst a first floor lounge area which was proposed within the consented scheme was not practical due to requiring additional staffing to ensure safe use.

This planning statement is intended to address all relevant policy considerations associated with proposed development, but should be read in conjunction with the following documents and drawings submitted in support of the application:

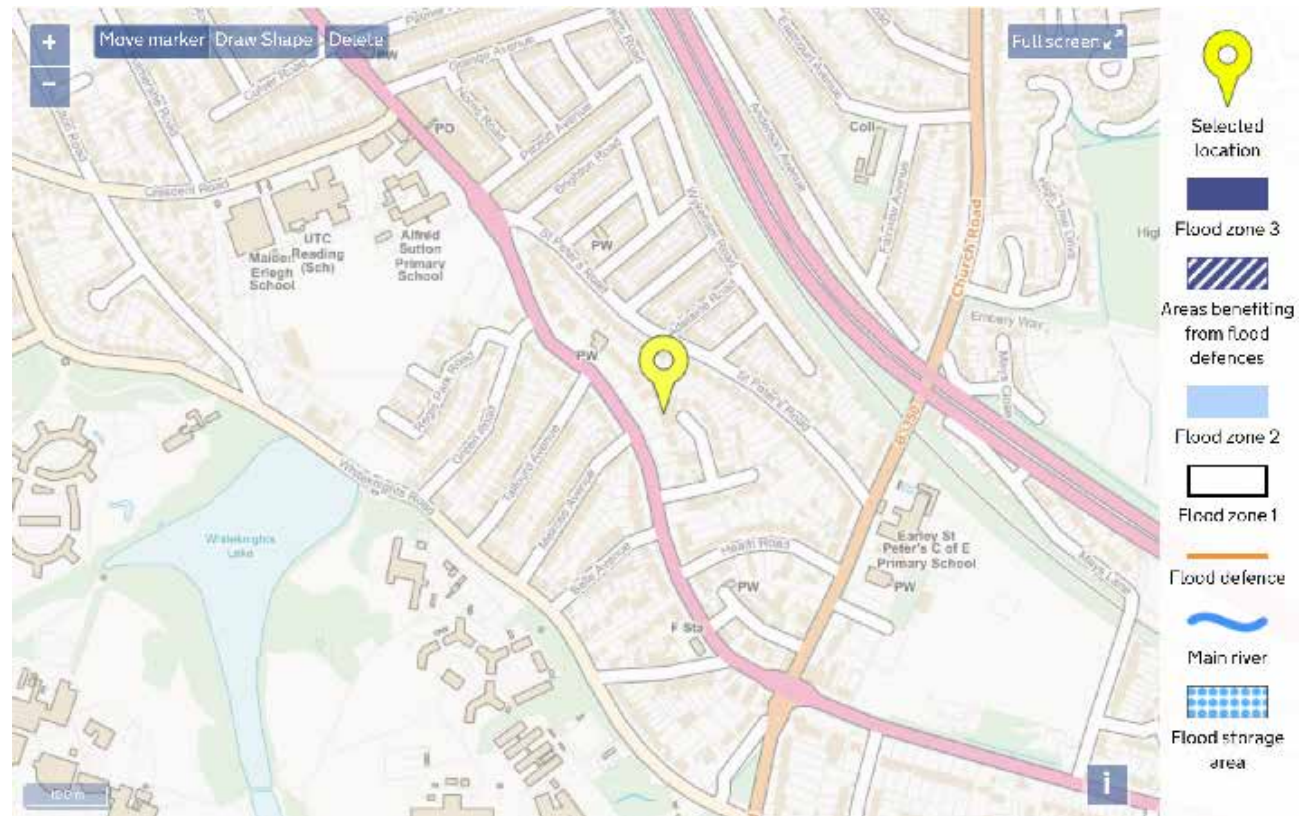
Information issued for planning:

- Design and Access Statement
- Application Forms
- CIL Form
- Site Location Plan
- Existing GA Plans
- Existing Elevations
- Block Plan (on site location plan)
- Proposed GA Plans
- Proposed Elevations
- Arboricultural Report and plans
- Transport Statement (2017)
- Transport Note (2019 update)
- Bat Survey

Context

Flooding

The site is not located within a flood risk area, as can be seen from adjacent extract from the FRA planning map.



Extract from planning flood map



View of entrance to the site showing building and extensions



Existing garden and small conservatory, monkey puzzle tree



Existing bin store in close proximity to bedroom windows



Relationship between no.157 and application site

Site Location

The site is located at 155A Wokingham Road (A329), Earley, Reading, RG6 1LP.

It is bound by:

- To the north no.155 Wokingham Road
- To the south by the access drive to 157A Wokingham Road
- To the west by Wokingham Road and
- To the east by no.6 Brackendale Way

The site is located in a suburban location to the eastern end of the Borough and comprises a large, extended, house in use as a residential care home.

The house is set well back from the Wokingham Road, in fact further back than it's neighbours, and the property is in keeping with other large houses on this section of the road.

The site is occupied by Mulberry Care, a residential care home facility owned and operated by Mulberry Care Ltd.

The building itself comprises of one detached two and three storey property with a large off-road parking area at the front and garden to the side and rear.

The character of the area is largely residential in nature. The surrounding development consists mainly of large two and three storey detached and semi-detached properties.

The site is located within close proximity to a number of local services and facilities. A doctor's surgery, dentists, restaurants and shops are all located within 0.5km of the site.

The site is also fairly well served by local transport. A bus stop is located directly outside the site, which serves buses 17, 90 and 189, whose destinations include Wokingham Town Centre, Central Reading and Tilehurst.

Earley Train station is also located 1.15km east of the site and Reading Station is located 3.1km north-west of the site.

Planning History

The site has been subject to a variety of planning applications.

This application is an improvement on the last approved application 161993, which is active and is understood to have **been implemented with structural works at loft level, within the existing roof volume.**

This 2017 permission allows addition of 2 bedrooms within a rear extension and at loft level.

Land use

The existing use is as a care home for the elderly and for people with learning difficulties.

This is an established use and is not proposed to be altered

Application Reference	Description of Development	Decision	Date
161993	Application for full planning permission for first floor and loft extensions to provide additional bedroom accommodation, residents lounge and storage space	Granted	7 th June 2017
061256	Insertion of five sky lights to rear roof slope	Granted	26 th June 2006
050482	First floor extension over existing single storey ground floor to west wing of existing nursing home to provide 3 additional bedroom and ancillary accommodation	Granted	25 th April 2005
050321	Three storey extension to east wing of existing nursing home (re-submission of planning application 04/00316) to provide 12 additional ancillary accommodation	Granted	25 th April 2005
040704	Three storey extension to East Wing of existing nursing home	Withdrawn	20 th October 2004
040805	Two storey extension to West Wing of existing nursing home	Withdrawn	20 th October 2004
920450	Erection of temporary building for extra storage for residential home part self-contained offices.	Refused	17 th December 1992

Proposed Development

Description of Development

The proposed development seeks planning permission for the following:

Application for full planning permission for ground, first floor and loft extensions to provide additional bedroom accommodation, residents lounge and associated landscape

List of proposed changes in relation to existing permission

The current permission (161993) allows for most of the above works, excluding some further extensions at loft level, infilling of an area at first floor extension, and a further front extension to house additional requirement of lounge area. Other changes are included to the front garden.

A full list of proposals is included below;

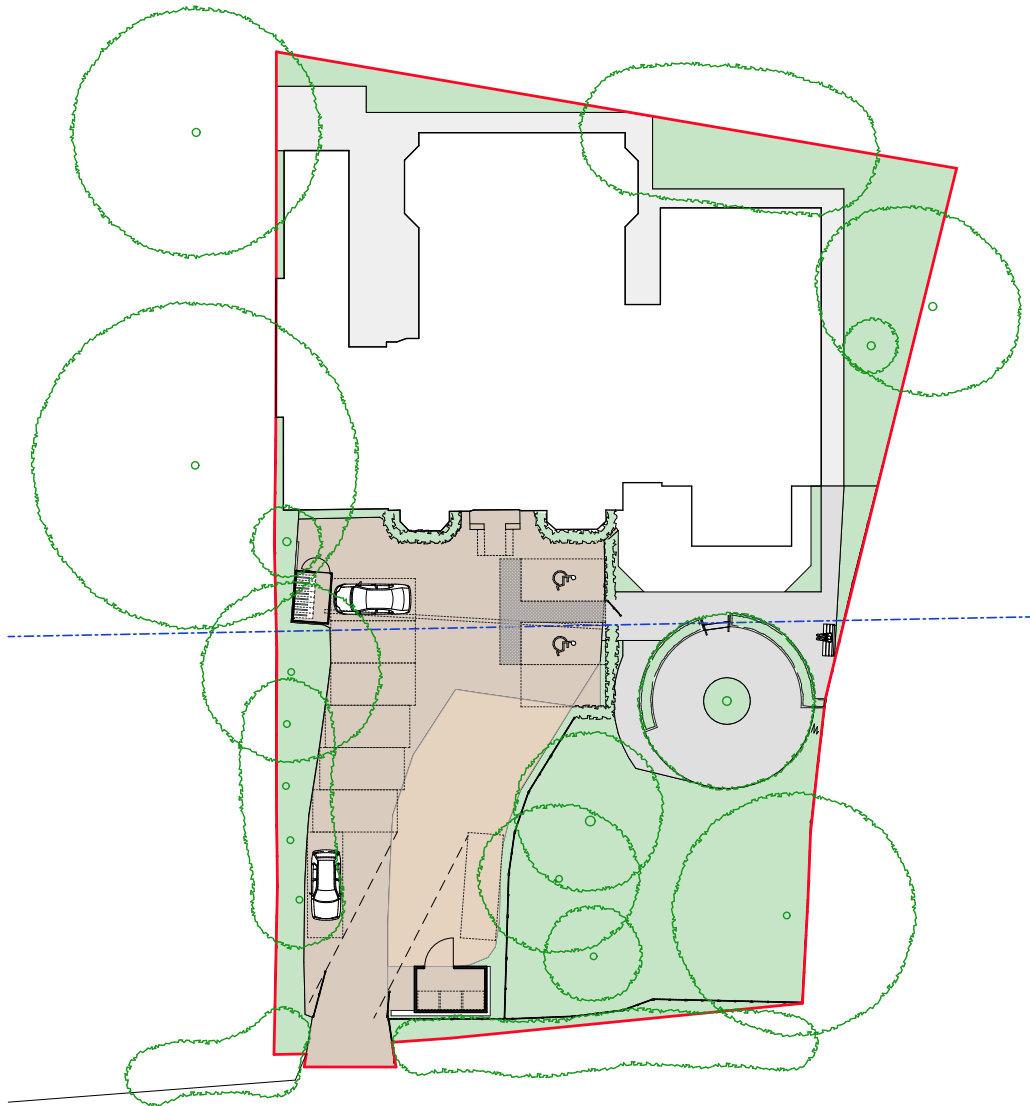
-Ground Floor:

Single storey extension to replace existing conservatory provide additional lounge area for residents to comply with CQC standards. The extension is forward of the main building volume, but is behind the general building line considering both neighbouring buildings are located nearer the road.

-First Floor:

Internal alterations to the layout to ensure bedrooms 17 and 18 have windows and views out (bedroom 17 currently has only a roof-light)

Proposed extension at rear in same form and with similar windows as permission (161993)



Proposed block plan showing additional 2 parking spaces provided by very small additional areas of hard standing, the bins moved towards the road, and a new bicycle store near the building.
The new front extension of lounge areas is provided with better external seating space as a large terrace.



Current Consented Scheme Front Elevation



Proposed Scheme Front Elevation

Proposed front elevation comparison.



Current Consented Scheme Rear Elevation



Proposed Scheme Rear Elevation

Proposed rear elevation comparison.

With 1 additional bedroom (25) in comparison to the permission; this bedroom is located within original lightwell. Within the proposed extension at rear, we also improved the layout of bathrooms and bedroom compared with permission.

-Second Floor:

The dormer at the front follows permission 161993 precisely.

The Loft extension at the rear follows permission 161993, but has windows in an alternative arrangement to suit the revised internal layout at loft level to suit bedroom layouts, and access arrangements.

Existing hips to North and South, which were retained in the 2017 application, are now proposed as a half hip, in order to reflect the original roof shape but increase space at this level to allow bedrooms and en-suites of a size to suit CQC requirements.

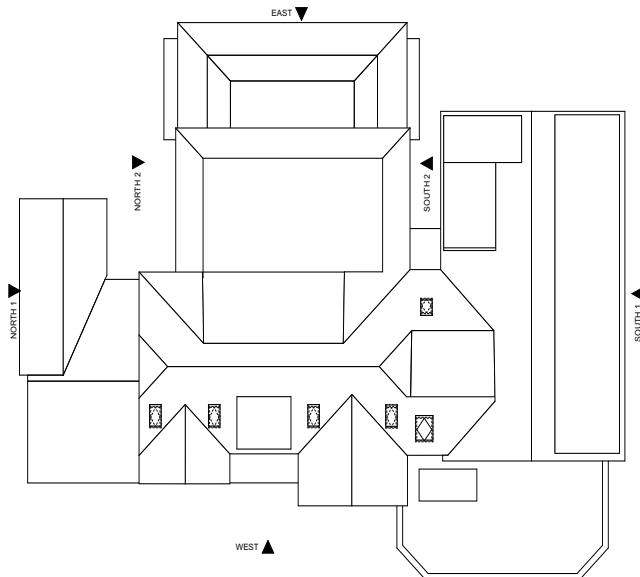
A further roof extension is proposed over the link between the 2005 wing and the original building. By revision of the roof shape, and introduction of a small flat roofed area centrally, there is scope to create an additional bedroom accessed from the existing 2nd floor South Wing. It is proposed that a monoridge tile is used at the front of the flat roof so that this is not visible from the road. Various roof lights have been added to ensure adequate ventilation, light and views out from new rooms at loft level.

External changes:

- new patio area below monkey puzzle tree, created using no-dig buildup to protect tree
- replacement bin store nearer entrance to the site
- new bicycle store in location of original bin store



proposed 3D view front



Proposed Roof Plan

-addition of 2 parking spaces, achieved largely by re-organisation of existing layout, with only small areas of hard standing added.

Amount

In summary, the proposals see a net increase of 5 bedrooms compared to existing layout, and an increase of 3 bedrooms over permission 161993.

Changes to the internal layout will provide improved bedrooms, with additional en-suite rooms and a new residents lounge at ground floor level. External changes see new bin and bicycle stores, an additional 2 parking spaces and new patio area for residents.

Principle of Development

The proposed development largely follows the previous application 161993 which was approved and the principle of development considered acceptable. It is also noted that there is a community use benefit (Policy H5 Accommodation for Vulnerable People) which should be considered with this application.

The policy calls for further provision of 253 residential rooms up to 2036, so this proposal can form a small but useful contribution, and would seem to confirm to policy requirements.

The proposal will aid provision of ongoing employment use at this location, as it increases the viability of the care home, which is currently relatively small scale for this type of use.

The forward extension is the most important design change compared with the permission.

This should be considered in view of impact on neighbours and character of the street. As neighbours are currently 7m and 10m closer to the road, the extension does not come forward of the general building line.

The change to the roof shape, and insertion of velux windows to the front façade adds to the volume of the roof, but this will be done in matching tiles, whilst still retaining a half hip to refer to the original roof shape and to limit impact.

It should be noted that impact on the character of the area is reduced because the building is largely obscured by hedging and trees along Wokingham Road.

Design and Amenity

The previously approved application 161993 was carefully considered for policy CS7 and DM4 (impact on neighbouring properties) the new proposal follows the previous design for the First Floor extension and Loft extension for set back and window glazing details.

Considerable effort had gone into agreeing the shape of development at first floor rear, in terms of minimising impact on the rear neighbours at 6 Brackendale Way, and our proposal matches the approval in this respect.

The loft extension at the front follows the previous approved design in terms of the dormer which was detailed to suit the architecture of the Edwardian villa at the heart of the care home.

This proposal extends the hipped roof at the front to gain space within the loft to make this extension viable while keeping the impact to elevations and massing to

a minimum. The changes to the roof provides space for 2 additional bedrooms at loft level as compared to the consented design.

The Ground floor extension within this proposal provides good quality amenity space looking onto the garden. The materials used for this extension will be in harmony with the existing building while the tall windows would provide a contemporary effect to the design.

The internal changes to the layout on the First Floor improve the space to 5 existing rooms giving them en-suite bathrooms and good quality light and ventilation.

Transport

The site is accessed via Wokingham Road and has off-street parking located at the front of the building. Parking allocation can be seen in Table 4.1 of the supporting Transport Statement.

At the original consent to add 2 rooms, no further parking was provided. We now propose 2 additional car spaces to cover the total addition of 5 rooms.

A transport note has been provided in support of the application and provides a detailed account of transport considerations in support of the proposal.

This is in addition to the transport report provided with the original consent in 2017.

Refuse Storage

Refuse storage provisions are currently located just outside the main entrance doors, and the client has requested that this is moved to nearer the site entrance in order to facilitate refuse collection.

The size of bin store is enlarged to allow further eurobins to be accommodated but collection would remain with commercial companies rather than relying on the council refuse collection.

There is sufficient space for
2x1100l containers for general waste
1x1100l containers for recycling

It is assumed that bin collection would be from the road as is currently the case.

Trees

A number of trees within the site are protected by Tree Protection Orders (TPO's).

The proposals do not encroach on the root protection areas of any of the TPO trees.

Hard landscaping under the Monkey puzzle tree will be on cellweb or similar construction to prevent any digging in the root protection area.

Please refer to the tree report, which has been provided as part of the application, as this provides a detailed account of considerations in support of the proposal.



View from the Car Park towards the conservatory + Garden

Ecology

As a part of the previous application a Bat survey was completed in May 2017 and there was no evidence of bats recorded during the survey.

The dusk emergence survey found the site was well lit at the rear and hence provided low suitability for bats.

We have been advised by ecologists that due the availability of the previous report, which was done recently, there is no reason for another survey at this point.

The report submitted with approved application 161993 is resubmitted with this application for reference.

Sustainability

The development as a whole will benefit from improved U-values and airtightness across windows as these will be new and will meet current thermal and safety requirements.

The building would also benefit by being a more compact form overall.

CIL

Please refer to the CIL form submitted.

Consultation

Although applicants are normally encouraged to engage with the local community, local groups and ward councilors prior to submission, we do not propose to do

so as this submission is so similar to elements covered within the 2017 approval. At that time a pre-app had informed design in particular of the extension at the rear of the property, which is most critical in terms of proximity to neighbours.

No objections were received at 2017, and we do not expect objections from neighbours in this instance due to limited or no impact on neighbouring amenity in comparison to the original application referred to.

Conclusion

This planning statement sets out the similarities to the previously approved application which was considered and found to be acceptable against government guidance and local planning policies.

The current proposal would provide a further 3 bedrooms in comparison, aiding to make this small residential care home more efficient and viable. It would provide a total of 5 additional rooms to fulfil part of the council's identified requirements for further care units within the borough.

Impact on the character of the area, and on neighbours' amenity is similar to what has previously been approved, whilst better bedroom accommodation and lounge areas are essential to the care provision on site.

We believe the development accords with local and national planning policy for the reasons set out in this planning submission, and it is respectfully requested that planning permission is granted.