

Planning Design & Access Statement

Replacement Dwelling at

8 Kelmscott Close, Caversham

Reading, RG4 7DG

Revision A

This planning, design and access statement is submitted in support of a detailed planning application proposing the replacement dwelling at 8 Kelmscott Close, Caversham, Reading.

The application site is edged red on the supporting location plan.

This Statement summarises the acceptability of the proposal having regard to relevant planning policy considerations.

For the purposes of this statement, the land in question shall be referred to as “the proposed development” or “this site” throughout. All drawings in the document are not to scale.

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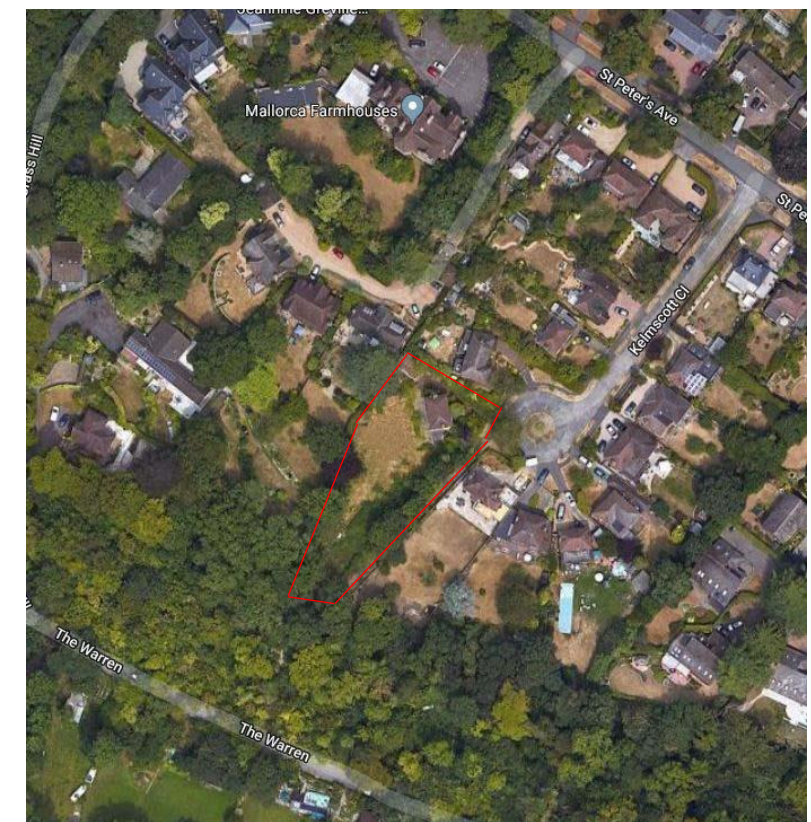


Figure 1 Aerial view of site



Figure 2 Aerial view of site



Site Context and Surrounding Area

The site is located in an established residential area at the southern end of the cul-de-sac, Kelmscott Close, and to the north of the Warren Escarpment. The site is a long, wedge shaped plot of approximately 75m in length and with an area of approximately 0.2 hectares.

The site is within the defined settlement boundary where the principle of residential development is acceptable subject to compliance with policies in the development plan. The site consists of one dwelling with detached garage and is visually enclosed by existing mature vegetation along most boundaries. The site is not within a conservation area and the existing house on the site is not listed.

The site falls by 9m towards the southern lower boundary where it abuts the Warren Escarpment, designated in the Proposals Map as a Major Landscape Feature. There is a public footpath immediately to the south and east of the site boundaries with the trees and hedges along the eastern footpath providing significant screening to the property at No. 7 Kelmscott Close. The site is also obscured from views from The Warren and from the promenade on the southern side of the river.

Development in the area tends to be of two storey scale with many of the houses incorporating two storey extensions and constructed primarily of brick under clay tiled roofs and with elements of render in evidence. Most of the houses have integral garages with garage doors presenting to the street, although the existing garage at No. 8 is detached and set back from the house.

The current dwelling sits at an obtuse angle. It does not follow the rhythm of the other properties in this close that front the road in parallel.

8 Kelmscott is a 2-storey dilapidated detached dwelling consisting of rendered walls and plain clay roof tiles. The existing site provides accommodation consisting of 3-bedroom dwelling and detached garage.

The property benefits from vehicular access from the east corner of the property linking to the detached garage to provide on site parking but not turning.

The eastern boundary runs directly adjacent to the public footpath connecting Kelmscott Close to The Warren below. There are several poor specimen overgrown wild seeded trees/hedges scattered along this boundary. To the south a swathe of scrub land with sporadic tree planting exists. To the west hedges & shrubs form the boundary. Closer to the garage a mature cedar in the adjacent plot to the west exists. To the north are shrubs & climbers interspersed with a approximately 3m tall timber panel fence divides this plot with 9 Kelmscott close.



Figure 3 Existing Elevations

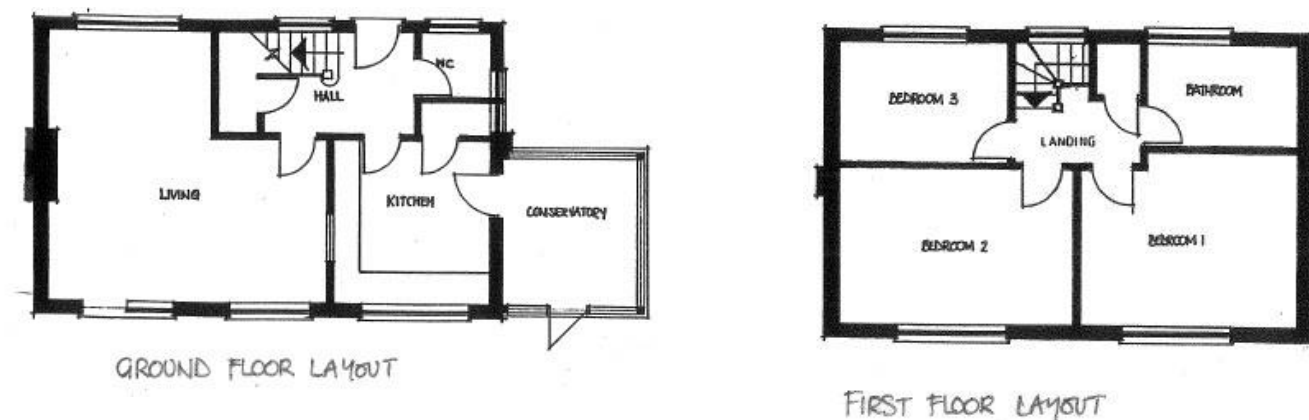


Figure 4 Existing Floor Plans



Planning History

The following applications are relevant to the site:

130425/FUL - Outline application for the demolition of existing dwelling and garage, and erection of two new dwellings with associated garages (layout and access only): Withdrawn

12/01073/FUL - Two storey front, side and rear extensions: Withdrawn

12/00611/FUL - Two storey side, rear and front extensions and rear balcony: Permitted

12/01313/FUL - 2 storey front, rear and side extensions: Permitted

11/0639/FUL - Two storey front, side and rear extensions: Permitted

10/02311/OUT - Outline application for the erection of a single detached dwelling (Access, layout and scale only): Refused

07/01424/OUT – Outline application for the proposed erection of one dwelling with access from Kelmscott Close (All matters reserved): Refused

95/00298/FUL - Erection of single detached house and garage and access drive and ancillary works: Permitted.

Relevant Planning Policies

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

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2016 onwards;

RBC Local Development Framework

Local Plan (Adopted November 2019)

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

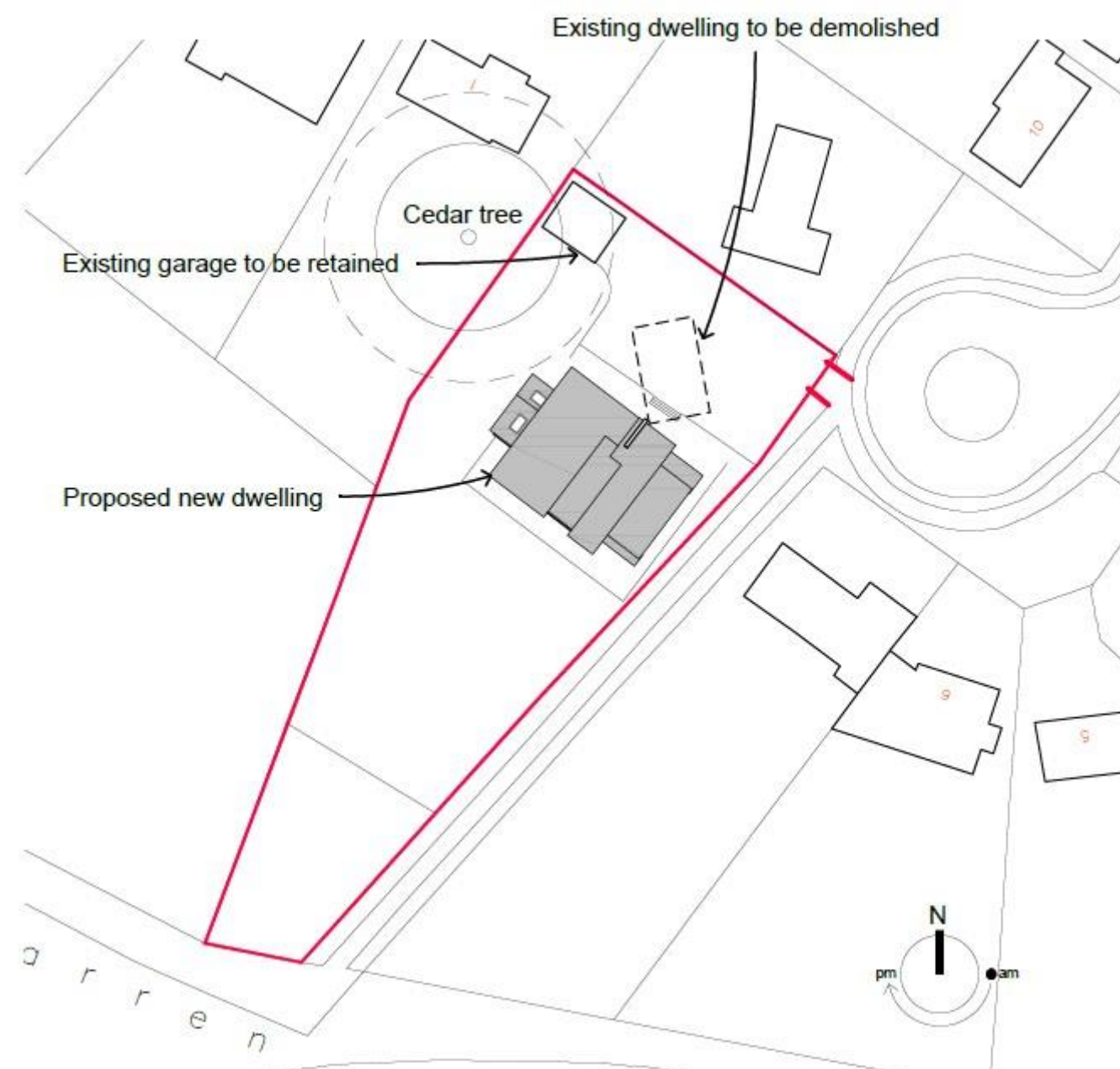


Figure 5 Block Plan (NTS)



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)

Planning obligations under section 106 (2015)

Sustainable design and construction (2011)

The Proposal

General

It is proposed to erect a contemporary detached two storey dwelling. The positioning of the dwelling is set further away from number 9 now in line with number 7 Kelmscott Close. The existing garage will be retained and remains unaffected for the purposes for the application.

The property has open plan layout with daytime accommodation on the ground floor and bedrooms/bathrooms on the first floor. In terms of site levels, the existing dwelling has a finish floor level of 49.43 AOD with a ridge height 56.72 AOD. The proposed dwelling has a finish floor level at the entrance of 48.83 AOD lowering further at the rear to 48.53 AOD. The new roof height will be 54.83 AOD. In summary the new dwelling will be just over 2.4m lower than the existing dwelling.

Design with regard to neighbouring properties

The proposed orientation on the site minimises the impact on the neighbours, 7 and 9 Kelmscott close. By positioning the dwelling further back from 9 Kelmscott will increase the privacy & separation between 8 and 9 Kelmscott Close. This then allows for areas of additional landscaping within the front of the application site. Views of the proposed dwelling from the property to the north west of the site will be generally be blocked by the large Cedar



Figure 6 North elevation (NTS)

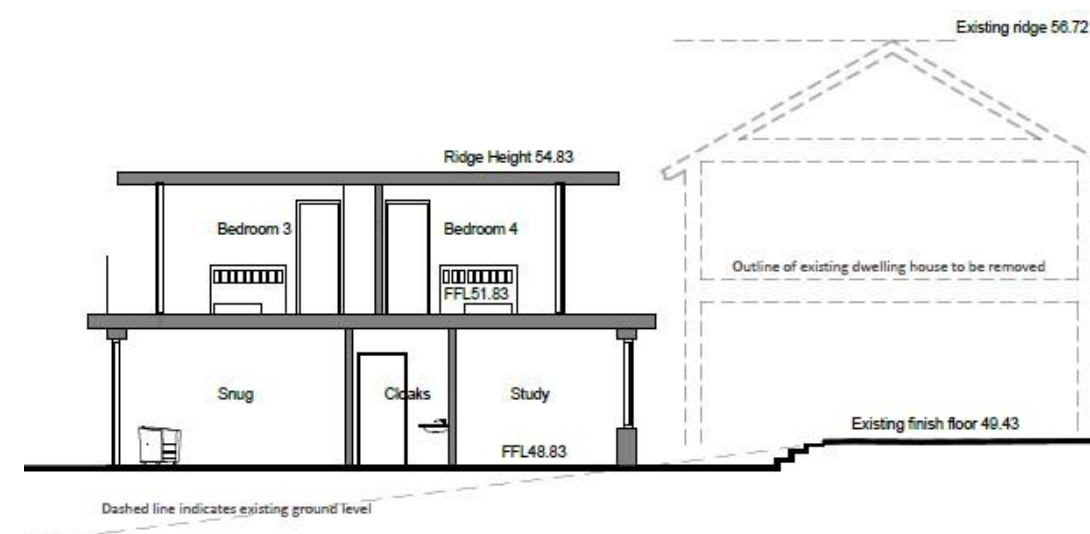


Figure 7 Typical Section (NTS)



tree on the boundary and enhanced boundary planting. Views from the footpath will be restricted by a solid timber fence with mature hedge and tree planting

Transport Implication, Access & Parking

The existing garage and access from Kelmscott Close will be retained. The driveway will be landscaped to allow for four parking spaces inclusive of the garage and will ensure sufficient space is provided to allow vehicles to enter and exit in a forward gear.

The proposal does not result in the net gain of dwellings, there are no traffic implications to consider in terms of increase vehicle movement. With regard to the vehicular access the proposal is to retain the existing access in its current position. The existing driveway will be extended to allow for additional parking and turning to eliminate the requirement to reverse onto the highway. The existing garage will be retained and used for secure cycle storage.

Ecology

In May 2019 the applicant arranged for a preliminary bat roost assessment to be undertaken. There was no evidence that either the house or garage had been used by bats and generally lacked features suitable for bats. Please see the attached survey, carried out by John Wenman Ecology, attached with the application.

Impact on protected trees

There are no significant trees within the build zone of the proposed dwelling. A large Cedar subject to a TPO sits close to the north western boundary on the adjacent site. Tree protection measures are illustrated on the attached site plan. The position of the new dwelling avoids all tree root zones and the proposal to remove the shed on the western boundary would be beneficial to the long-term health of that tree. There are no trees of any significance the site that would be affected by the proposal.

It would be reasonable to suggest that a meaningful landscaping scheme could be secured at the appropriate stage to ensure, among other things, that trees to the southern end of the site adjacent to the Warren escarpment are retained and this area and the site boundaries could also be enhanced with additional planting.

Planning policy appraisal

With the proposal consisting of a one-for-one development within an established settlement boundary, the principle of the proposal is considered appropriate. The proposals must maintain sufficient parking and garden area, and also be suitably designed to ensure amenity is maintained to neighbours.

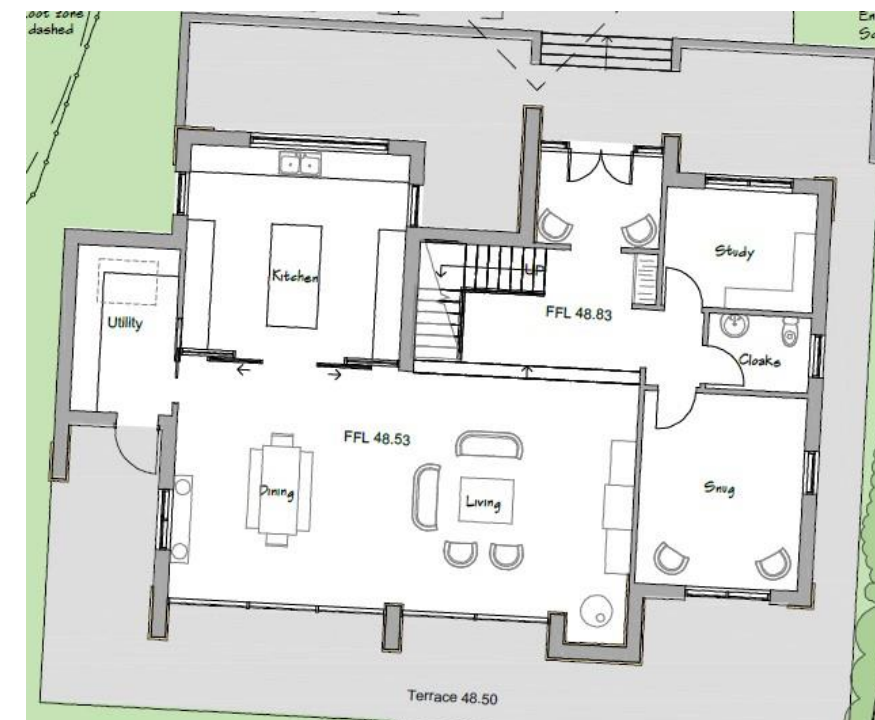


Figure 8 Proposed Ground Floor Plan (NTS)



Figure 9 Proposed First Floor Plan (NTS)



Design considerations

Design

The proposal consists of a two-storey maximum 6.0m high split-level contemporary flat roof dwelling. The introduction of natural stone walls mixed with rendered walls are consistent with a contemporary dwelling add a pleasing and warm appearance.

The emphasis on open-plan living is key to the ground floor. At first floor level there will be five bedrooms three of which with en-suites. Two bedrooms will have balconies to the rear of the proposed dwelling.

The dwelling has been designed to capture the south light. The larger areas of glazing will be tinted and set back under the roof to avoid excessive solar gain and light reflection. All windows and doors will be powder coated high-performance aluminium.

The roof will be a modern single ply membrane.

Floor Area

The existing dwelling to be demolished has a gross internal floor area of 103.66m². The existing garage will 32.67m² will be retained. The proposed dwelling has a total floor area of 312.85m². This is an increase of 209.19m².

Affordable Housing

Proposals for residential development are to make an appropriate contribution towards affordable housing to meet the wider needs of Reading. Applications for the replacement of an existing single dwelling with another single dwellings are exempt from the contribution requirements outlined in Local Plan policy H3.

CIL

As the development is a self-build replacement home, the proposal is subject to mandatory relief from CIL contributions and as such exempt from any charge.

Summary

The application is considered to have overcome previous concerns raised by the LPA in respect of development on this site and is now in a form appropriate to the area. The land is within the settlement boundary and in a sustainable location and it is considered that the scheme proposed represents a high quality of design that would fit comfortably on the plot positively contributing to the area.



Figure 10 Proposed Materials - Render



Figure 11 Proposed Materials - Stone