

# **FULL PLANNING APPLICATION FOR CONVERSION OF A SINGLE DWELLING INTO 2 X 3 BED DWELLINGS**

## **PLANNING STATEMENT**

**69 SWAINSTONE ROAD, READING, RG2 0DX**

**ON BEHALF OF THE SHARMA FAMILY PROPERTIES LTD**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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## **1.0 Introduction**

1.1 This statement is submitted in support of a planning application to convert the existing dwelling into 2 x 3 bedroom dwellings.

1.2 In addition to this statement, the application is accompanied by the following documents:

- Application forms
- Application fee of £ 462
- Location Plan and Site Plan
- Existing floor plans
- Existing Elevations
- Proposed Floor Plans
- Proposed Site Plan

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## **2.0 Site location and planning history**

- 2.1 The site lies at the end of a Victoria terrace of residential properties, on Swainstone Road. The street is typically made up of 2-4 bedroom dwellings. The site adjoins 67 Swainstone Road to the East and immediately to the West is a recreation ground.
- 2.2 Swainstone Road lies within walking distance to the town centre and has excellent access to public transport with the nearest bus stop being 200m away. The bus regularly serves this stop and it is roughly 20 minutes to the Train Station which has direct links to London. Therefore, the site benefits from a very sustainable location.
- 2.3 The site has previously gained planning permission for a two-storey side extension and rear first floor extension under application 010344. The layout of this development can be seen in the existing floor layout plans; dwg D1239-02. From this plan it is clear that the existing dwelling consists of 6 bedrooms with an integrated garage and ample living and storage space, and a private garden to the rear.

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## **3.0 Proposal**

- 3.1 The proposal seeks to gain planning permission for the conversion of an existing 6-bed dwelling into 2 x 3-bedroom dwellings. There are no external changes to the dwellings proposed other than to provide separate curtilages.
- 3.2 The proposal seeks to create one 3-bed dwelling over two floors and the new dwelling will consist of a 3-bedroom dwelling, split over three floors with the garage space included.
- 3.3 Each dwelling will be provided with a private rear garden, separated by a 1.8m high close board fence. In the garden there will be dedicated space for refuse and recycling storage and the existing rear outbuilding will provide cycle storage for both dwellings.
- 3.4 The proposal seeks to provide 2 new car parking space. This will come in the form of the existing garage space and space outside of it, and the existing dwelling can be served by its existing provision within an existing on street bay. This will be considered against the Council's policies in a later section.

## **4.0 Assessment against planning policy**

### National Policy

4.1 For the purpose of this application, the National Planning Policy Framework is a material consideration. The following sections of the NPPF are relevant:

4.2 Paragraph 8 states that there are three elements to sustainable development: Economic, Social and environmental. Each of these elements is independent and needs to be *"pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*"An economic objective – To build a strong, responsive and competitive economy, by ensuring that sufficient land is made available in the right locations to support economic growth,*

*A social objective – To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change."*

4.3 The proposal contributes to these elements of sustainable development in a variety of ways. The proposal provides economic benefits by supporting the wider supply chain related to the required internal refurbishments and providing additional residential units in a highly sustainable location.

4.4 The social benefits are met by the proposal providing two x three bed family dwellings. The proposed dwellings will serve to accommodate those entering the housing market and young families. Lastly, the environmental benefits would come from providing two dwellings in an existing built-up and sustainable area, making an effective use of brownfield land. The proposal therefore represents sustainable development in line with the NPPF.

4.5 Paragraph 123 states that *"where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:*

4.6 The proposal meets the requirements set out in paragraph 123 by maximising the potential of the site by increasing dwelling density. The land will be optimised by providing an additional 3 bed dwelling and improving the layout and arrangement of the existing site.

#### Local policy

4.7 The proposed development needs to be assessed against relevant policies from the Development Plan for the Borough. The Development Plan consists of Reading's newly adopted Local Plan and the relevant supplementary planning guidance; Residential conversions, parking standards and design SPD.

4.8 Policy CC1 relates to development in favour of sustainable development. It states that *"planning applications that accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise"*. As explained previously, the proposal is in accordance with the NPPF which is considered to be a material consideration in this instance.

4.9 One of the key objectives (paragraph 2.2.2.) of the Local Plan is to *"make the most efficient use of Reading's limited land, particularly previously developed*

*land, to ensure that as many new homes as possible are delivered to meet identified needs". This proposal will meet this objective as it involves the provision of two dwellings on previously developed land.*

4.10 Policy H8 refers to residential conversions from dwellings into self-contained flats or houses in multiple occupation. There is no specific mention of the conversion of a single dwelling into separate dwellings but the policy provides a useful guide on relevant considerations. It is clear that the proposal meets the criteria set out below:

*- 'respects the physical character of the area in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features*

*- the proposal would not, either individually or cumulatively, unduly dilute or harm an existing mixed and sustainable community through the significant loss of single-family housing;*

*- there are no unacceptable adverse impacts to residents of the scheme or surrounding properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties;*

*- There is no inappropriate stacking and location of rooms between units;*

*- bin and cycle storage is of an appropriate size and standard for the units proposed and should be located at ground floor level with easy access; and*

*- the resulting property or properties would provide adequate internal floorspace and headroom for residents '*

4.11 The proposal will ensure the character of the area remains and that the proposals scale is acceptable as there are no further external changes proposed to the existing built form. The proposal will not result in the loss of a family home and rather it increases the availability of family homes with dedicated outdoor space in the vicinity. The conversion will not result in unacceptable impacts to residents of the scheme and surrounding neighbours. Sufficient cycle and refuse storage will be provided for both dwellings at the rear of the properties.

4.12 Every room in the proposed development will benefit from access to natural light and outlook. Both dwellings will each be provided with a private rear garden which will be separated by a 1.8m close board fence to ensure privacy for future occupiers. The original dwelling, no. 69 will have a rear garden with a total area of 90.87m<sup>2</sup>. The new dwelling will have a garden area of 87.92m<sup>2</sup>. This ensures the future occupiers will have plenty of outdoor space and contribute towards a high quality of life.

4.13 In compliance with the national space standards, the original dwelling (no. 69), which consists of a two-storey house, will have a gross internal floor area of 92.73m<sup>2</sup> which exceeds the recommended standard. The new dwelling, which will provide accommodation over three floors, will have a gross internal floor area of 148.56m<sup>2</sup>. It will have an average internal head height of 1.8m which meets the requirements (of 1.5m) as set out in the national described space standards. Therefore, the development complies with the standards and the above policy.

| Number of bedrooms (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|------------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b                     | 1p                             | 39 (37)*           |                    |                    | 1.0              |
|                        | 2p                             | 50                 | 58                 |                    | 1.5              |
| 2b                     | 3p                             | 61                 | 70                 |                    | 2.0              |
|                        | 4p                             | 70                 | 79                 |                    |                  |
| 3b                     | 4p                             | 74                 | 84                 | 90                 | 2.5              |
|                        | 5p                             | 86                 | 93                 | 99                 |                  |

4.14 Policy TR5 relates to car and cycle parking and states that developments should provide car and cycle parking that is appropriate to the accessibility of locations within the Borough. The site is very sustainable with access to multiple forms of public transport such as bus and train services. The application site lies within Zone 2, of which parking standards require 2 spaces per 3 bed dwelling. The proposed development will provide 2 new car parking spaces, including the integrated garage and the space outside of it. The parking space outside of the garage will be usable as it is off the highway and therefore will not cause any issues on the road. The existing dwelling will be served by the existing resident parking bay on the street. The site is highly sustainable with great access to public transport, this provides future occupiers with multiple options

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to access employment, retail and leisure.

- 4.15 The cycle parking is located to the rear of the site in a secure location and will provide the recommended amount of 2 spaces per dwelling, as stated in the Parking Standards and Design SPD.

#### Affordable housing

- 4.16 Policy H3 relates to affordable housing in new developments. The policy has a stance that excludes the need to provide affordable housing when converting a dwelling to create new residential units including flats, where no new floorspace is provided. While the proposed development does not propose flats and rather a dwelling house, it complies with purpose of the policy. The proposal will add to the supply of family housing and therefore assist affordability in the area and the proposal is therefore considered to be consistent with the aims of the policy, and not require an affordable housing payment.

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## **5.0 Conclusion**

- 5.1 This proposal will result in a development in a highly sustainable location on Swainstone Road, and therefore gains significant support from national and local policies which encourage making an efficient use of land in sustainable locations. It is considered that the scheme would meet the characteristic of the surrounding area, in terms of its scale and character and it introduces minimal external changes to the built form. The proposal adds to the supply of high-quality family housing which is encouraged by local policy. The proposal would provide sufficient parking considering the sustainability of its location. The Local Planning Authority is therefore respectfully requested to approve the application for planning permission.