



Planning Statement

Planning Application

Replacement Dwelling
129 Whiteknights Road, Reading RG6 7BB

DLA Ref: 20/411
October 2020

CONTENTS

1.0 INTRODUCTION 1

2.0 SITE & CONTEXT ANALYSIS..... 2

3.0 RELEVANT PLANNING HISTORY 4

4.0 POLICY CONTEXT 5

5.0 DESCRIPTION OF DEVELOPMENT..... 6

6.0 PLANNING CONSIDERATIONS..... 8

7.0 CONCLUSIONS 11

1.0 INTRODUCTION

1.1.0 This report relates to a planning application for a replacement dwelling at 129 Whiteknights Road, Reading RG6 7BB.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report incorporating a Design and Access Statement. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7 and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

Principle - There should be no issue of principle in the replacement of a dwelling in the urban area in this sustainable location.

Design and Layout - The proposal would have a high standard of design and would be appropriate in the street scene. It would not have an adverse impact on the amenity of neighbouring dwellings and would provide a good standard of amenity. It therefore complies with Policies CC7, CC8, H5 and H10.

Trees - The proposal does not require any loss of trees and new planting can be secured by condition.

Ecology - There were no bats recorded at the dwelling or outbuildings and therefore the demolition would not harm this species. Recommendations in the ecology appraisal can be secured by condition.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

The application site is to the east of the centre of Reading opposite the University of Reading Whiteknights campus. The site is on the north east side of Whiteknights Road near to the junction with Tikes Drive.

2.2.0 Application Site

The application site comprises a large essentially rectangular plot with a large dwelling and double garage set back and to the side. Vehicular access is to the side to the garages. The site has a very open frontage with no boundary treatment to the street.



View of existing property showing lack of front boundary treatment © Google street view

2.3.0 Context

The application site is within a predominantly residential area with the university campus opposite. Dwellings are mainly detached within large plots although the application site is larger than those of the surrounding dwellings. The majority of dwellings have a two storey appearance with the exception of No 131 which is single storey (but with planning permission to increase the height).

2.4.0 Proposals Map Notation

The site is within the urban area with no other notation. An extract from the proposals map is shown below.



2.5.0 **Local Services**

The site is 300m from local shops including a Coop food store on Church Road. Reading Centre is at a distance of 3.1km.

2.6.0 **Accessibility**

The site is within 120m of bus stops on Whiteknights Road served by buses 19a, 19b and 19c. Reading Station is at a distance of 3.4km.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

There is no relevant history of the application site.

3.2.0 Other Relevant Sites

131 Whiteknights Road

LPA Ref	Proposal	Outcome
200894	First floor extension	Granted 02.09.2020

This proposal is for a first floor extension to the dwelling to give an upper floor and a contemporary appearance.

4.0 POLICY CONTEXT

4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2019, sets out the Government's planning policies for England. The following sections are considered directly relevant:

2 Achieving sustainable development

11 Making effective use of land

12 Achieving well-designed places

4.2.0 Reading Borough Local Plan Adopted 2019

Policy No.	Title
CC1	Presumption in favour of sustainable development
CC2	Sustainable design and construction
CC7	Design and the public realm
CC8	Safeguarding amenity
H5	Standards for new housing
H10	Private and communal outdoor space

4.3.0 Supplementary Planning Guidance / Documents

Revised Parking standards and design SPG 2011

Sustainable design and construction SPG 2011

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use

The proposal is to demolish the existing 5 bedroom house and to erect a two storey 5 bedroom dwelling with integral double garage and basement.

5.2.0 Layout

The proposed basement would provide a snooker room, home cinema, gym and storage. At ground floor there would be a family kitchen/ dining / lounge room, separate lounge, utility room, dining room and study as well as a double garage. At first floor there would be 5 bedrooms and bathrooms. The dwelling would be set back from Whiteknights Road by 13.6m, in line with No 131, and would be set in from the side boundaries by a minimum of 1.2m.

5.3.0 Appearance & Scale

The proposed dwelling would be two storey in appearance with elements of flat roof to both sides behind a parapet roof and set back from the frontage. The central section would have an element of crown roof with a low surrounding pitched roof. Materials would be in brick and tiles to LPA approval.

5.4.0 Landscaping

The proposal does not require any loss of trees. An arboricultural impact assessment is submitted with the application which states that the replacement dwelling does not represent any conflict with the trees on or adjoining the site. Additional tree planting or landscaping could be ensured as part of a planning condition.

5.5.0 Access

The existing vehicular access to the side of the plot would be used to access the double garage. The proposed traffic flows for the single dwelling would be similar to the existing.

5.6.0 Ecology

The application is accompanied by a preliminary ecology appraisal, preliminary bat roost assessment and a dusk and dawn emergence and re-entry bat survey.

The Bat Survey concludes that no bats were recorded emerging or re-entering from any features associated with the site. Some bats were present in the garden and recommendations are made regarding habitat enhancement and lighting. Regarding other species the preliminary ecology appraisal concluded as set out in Table 5.6.0 below:

Species	Summary
Badger	No evidence
Hedgehog	Some evidence and recommendations made
Dormouse	No suitable habitats
Aquatic mammals – water vole	No suitable habitats
Amphibians	Lack of habitats so unlikely to be adversely affected
Reptiles	Sub-optimal habitat and lack of connectivity so unlikely to use the site
Birds	Some evidence and recommendations made
Terrestrial invertebrates	No long term impacts likely as garden to be retained. Recommendations made
Aquatic invertebrates	Lack of suitable habitat
Other species – Otter	Lack of suitable habitat
Invasive plants	Recommendations made

6.0 PLANNING CONSIDERATIONS

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Layout & Design
3. Trees
4. Ecology

6.1.0 Issue No 1: Principle

The site is in a residential urban area and the proposal is for the replacement of a 5 bedroom house with a new 5 bedroom house. There is therefore no issue with the principle of the development in this sustainable location.

6.2.0 Issue No 2: Layout & Design

Policy Background

NPPF paragraph 127 seeks to ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping, and are sympathetic to the local character while not preventing or discouraging appropriate innovation or change (such as increased densities).

6.2.1 This is echoed in Policy CC7 which states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy CC8 seeks to ensure that new development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residents.

6.2.2 Policy H5 sets out standards for new house building and Policy H10 requires dwellings to have functional outdoor areas.

6.2.3 Assessment

Width

The application site is wider than the surrounding plots at 24.4m. No 127 has a width of 18.8m, and Nos 125 and 123 have widths of 10m and 9.7m respectively. Each of these dwellings is built to extend to the sides of the plot either at two storey or single storey level. The proposed dwelling would be wider than its neighbours to reflect the wider plot. It would however retain a gap to the side boundary with No 131 of 1.2m increasing to 1.4m, and a gap of 1.75m reducing to 1.5m to No 127. There would thus be adequate separation

distances between the plots and the width would be appropriate to the character of the area. The proposal would therefore comply with Policy CC7 in this respect.

6.2.4 Height and Scale

The dwelling would be appropriate in scale and height to its surroundings. The submitted street scene view shows that the proposed maximum height of the central element would be equivalent to that of No 127 and below No 125. The height of the side elements would be equivalent to that of No 131 once the recently approved extension is implemented (shown dotted on the extract below). The dwelling would not appear unduly prominent in the street scene. The proposal would therefore comply with Policy CC7 in this respect.



Extract from Drawing 376-03 © Oakbridge Bespoke Homes Ltd

6.2.5 Design

The dwelling would have a high standard of design and would use traditional materials with brick and tiles, and would have a Georgian Style. In view of the mix of architectural styles in this part of Whiteknights Road, this design would not be out of place and would appear appropriate in the street scene. The proposal would therefore comply with Policy CC7.



Extract from Drawing 376-02 © Oakbridge Bespoke Homes Ltd

6.2.6 Amenity to neighbouring residents

The proposal would not result in a loss of privacy to neighbouring dwellings. The side facing windows shown at upper floors are 'tax' or dummy windows and are to break up the flank elevation without any outlook. The two storey element of the building is set from the boundaries to the rear and therefore would not obstruct a 45 degree line from windows of adjacent properties and would not result in a loss of light nor appear overbearing. In view of the orientation of the properties, there would be no impact on sunlight to neighbouring dwellings. The proposal would therefore comply with Policy CC8.

6.2.7 Standards of accommodation

The proposal would result in a good standard of living for the proposed occupiers with space in excess of the nationally described space standards. The garden provision in excess of 900m² would provide a spacious amenity area in compliance with Policy H10. The dwelling would be built according to the current building regulations with high levels of insulation and water efficiency in mind thus complying with Policy H5.

6.3.0 **Issue No 3: Trees**

The proposal does not require any loss of trees. An arboricultural impact assessment is submitted with the application which states that the replacement dwelling does not represent any conflict with the trees on application site or adjoining the site. Additional tree planting or landscaping could be ensured as part of a planning condition. Indeed, the existing frontage is very open and the proposal could result in an improvement of this aspect and an increase in biodiversity.

6.4.0 **Issue No 4: Ecology**

The ecology appraisal submitted with the application makes recommendations to ensure no harm to protected species. The Bat Survey concludes that no bats were recorded emerging or re-entering from any features associated with the site. Some bats were present in the garden and recommendations are made regarding habitat enhancement and lighting. These recommendations can be made the subject of a planning condition.

7.0 CONCLUSIONS

7.1.0 This report relates to a planning application for a replacement house at No 129 Whiteknights Road, Reading RG6 7BB. The proposal is promoted in the following circumstances:

7.1.1 Principle

There should be no issue of principle in the replacement of a dwelling in the urban area in this sustainable location.

7.1.2 Design and Layout

The proposal would have a high standard of design and would be appropriate in the street scene. It would not have an adverse impact on the amenity of neighbouring dwellings and would provide a good standard of amenity. It therefore complies with Policies CC7, CC8, H5 and H10.

7.1.3 Trees

The proposal does not require any loss of trees and new planting can be secured by condition.

7.1.4 Ecology

There were no bats recorded at the dwelling or outbuildings and therefore the demolition would not harm this species. Recommendations in the ecology appraisal can be secured by condition.