

PLANNING STATEMENT FOR THE ERECTION OF A 3 X 1 BED FLATS AND 3 X 2 BED FLATS.

**LAND BETWEEN 2-4 WILSON ROAD, READING,
RG30 1EF.**

ON BEHALF OF MAVERICK PROPERTIES INVESTMENTS LTD

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

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CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	SITE DESCRIPTION	2
3.	PROPOSAL	3
4.	ASSESSMENT AGAINST PLANNING POLICY	4
5.	CONCLUSION	8

1. Introduction

- 1.1 This planning statement has been prepared on behalf of Maverick Properties in support of a full planning application for the development of 3 x 1 bed flats and 3 x 2 bed flats in a two-storey building incorporating roof accommodation.
- 1.2 The application site for the proposed development is edged in red on the Site Location Plan.
- 1.3 This statement will introduce the Site Location, describe the proposed development and will then consider the proposal in the context of Local and National Policy, in order to assist the Officers' consideration of the proposed development.
- 1.4 The application is accompanied by the following plans and documents:
 - Location Plan
 - Topographic Survey
 - Existing and Proposed Block Plan
 - Existing Elevations
 - Proposed Site plan
 - Proposed Ground Floor Plans
 - Proposed First Floor Plan
 - Proposed Second Floor Plan
 - Proposed Roof Plan
 - Proposed Elevations
 - Proposed Side Elevations
 - 3D Images

2. Site Description

- 2.1 The application site is currently a vacant plot on the western side of Wilson Road within a rectangular plot that is currently vacant. It is located outside of the Central Reading Area but is within 1.4miles proximity of it.
- 2.2 The surrounding development consists of two storey terraced housing with other examples of roof lights and roof accommodation along Wilson Road. Most houses on the south side of the proposed sites have had rear single storey extensions. Parking in the area is typically provided through on-street parking for most dwellings with a few exceptions which have space available in the front of properties.
- 2.3 The site lies next to Oxford Road which is highly accessible in terms of public transport. There is a bus stop (Brock Gardens) 113m away which is serviced regularly by Thames travel and Reading buses with links to Reading Town Centre and Whiteknights Campus. The site also lies 0.8 miles from the nearest train station, Reading West which has direct links with Reading station.
- 2.4 The site benefits from an extant planning permission, reference 171087 for the construction of a two storey 2-bedroom dwelling house and 3x one-bedroom flats with associated gardens and car parking.

3. Proposal

- 3.1 The proposed development seeks to erect a two-storey building incorporating roof accommodation which will provide 3 x 1 bed flats and 3 x 2 bed flats on an empty plot on Wilson Road. The proposed building will be attached to existing residential property to the South.
- 3.2 With regards to the design of the building, cues have been taken from the existing street scene. The front elevation of the property will be similar to those in the area with bay windows at the front and similar materials used. The top flat will have roof lights inserted to serve the rooms in the roof. These design features along with matching materials will ensure that the appearance of the proposed building will be sympathetic to the existing residential properties in the vicinity.
- 3.3 The materials to be used include a natural slate roof, stone sills and headers, Flemish bond brickwork and white uPVC conservation windows.
- 3.4 The top floor flat will have two roof lights serving each of the bedrooms and two dormer windows which will serve the kitchen/diner.
- 3.5 There will be 6 vehicle parking and 6 cycle parking spaces provided for the proposed building. The cycle spaces are provided to the rear of the building in a secure covered storage area.

4. ASSESSMENT AGAINST PLANNING POLICY

National Policy

- 4.1 For the purpose of this application, the National Planning Policy Framework (NPPF) is a material consideration. The following sections of the NPPF are relevant:
- 4.2 Paragraph 8 states that there are three objectives to achieve sustainable development; economic, environmental and social. Each of these objectives are independent and need 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 seeks to contribute to the objectives of sustainable development in the following ways. The economic benefits would be through the provision of employment in the construction sector and wider supply chain and financial contribution towards affordable housing. The social benefits would be fulfilled by the provision of new housing in a safe, sustainable environment. Lastly, the environmental benefits would come from making an efficient use of a vacant site in an existing built up area and building dwellings which meet modern standards of environmental performance.

Local and Neighbourhood Policy

- 4.4 The proposed development needs to be assessed against relevant policies from the Development Plan for the Borough. The Development Plan consists of Reading newly adopted Local Plan and the relevant supplementary planning guidance; Parking Standards and Design.

Principle of development

- 4.5 Policy CC1 in the Local Plan sets out that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development as in point 4.2 above. The proposed development would be in favour of sustainable development due to the provision of needed housing in a highly accessible location and the provision of employment during the construction of the development. Therefore, the proposal complies with the above policies and as such is acceptable in principle.

Efficient use of land

- 4.6 Policy H2 states that the appropriate density of residential development will be informed by the need to maximise the efficiency of land use amongst other factors. The proposed scheme conforms to policy H2 by making efficient use of the land in a highly sustainable location whilst respecting the characteristics of the site and the amenity of neighbouring residents.

Design and character

- 4.7 Policy CC7 states that development must be of high design quality that maintains and enhances the character and appearance of the area. The policy looks at several aspects for this such as layout, density, scale and architectural detail and materials.
- 4.8 The proposed site is located on Wilson Road, which is characterised by a series of two-storey terraced dwellings with small front and large rear gardens. They are typically red brick dwellings, with Flemish bond style brickwork. They typically have ground floor bay windows and white uPVC windows. A few of the dwellings along Wilson Road have roof windows to the rear of the properties.
- 4.9 The proposed development will incorporate design features which are consistent with the surrounding area, including the use of red brick for the entire build

including the Flemish bond brickwork and white uPVC conservation windows. Another design feature that will be included in the proposed build is the ground floor bay windows which will service flat 1 and 2. This design feature can be seen in the proposed elevations.

- 4.10 The proposed building will be of a similar bulk, height and scale to those in the vicinity. Dwellings with pitched roofs are typical in the area and this has been incorporated into the design. The spacing between the dwellings will match the existing rhythm of the street scene.
- 4.11 Policy H5 states that new build housing outside of the central area should comply with the nationally-described space standards. Flat 1, 4 and 5 comply with the standards as exceed the required internal floor area of 37m² for a one bedroom flat with a shower room. Flat 2 and 3 both provide over the required 61m² of internal floor area for a two-bedroom, 3 people flat. Flat 6 will provide 73.3m² which exceeds the requirement for a 2 bed, 4 people flat. Therefore, the development complies with the policy.

Impact on neighbouring properties

- 4.12 Policy CC8 sets out that development will not cause a detrimental impact on the living environment of existing residential properties in terms of privacy, access to sunlight/daylight, visual dominance, harm to outlook and noise.
- 4.13 The proposed building has been sited specifically not to impact the privacy and sunlight/daylight of neighbouring dwellings. The building does project past the adjoining property on the ground floor, however the impact of this is limited due to the flat roof proposed and similar cases being allowed along the road. A 45-degree daylighting line is highlighted in the proposed first floor plan and shows that there will be no impacts on the privacy of the neighbouring property. Therefore, there will be no unacceptable loss of light to any rear facing windows for the adjoining property, 4 Wilson Road.
- 4.14 Similarly, neighbouring property 2 Wilson Road will not suffer any impacts as there will be no side facing windows in flat 5 and their existing driveway will offer sufficient space between the buildings to ensure there is no detrimental impact on the sunlight/daylight. Therefore, the proposed development complies with the requirements of the policy.

Private amenity space

- 4.15 Policy H10 relates to the provision of private and communal outdoor space. The policy sets out that flats may be provided with communal outdoor space, which allows for suitable sitting-out areas, refuse storage, general outdoor. It is clear that there is ample refuse storage for future residents, with flats 1 and 2 having storage to the front of their properties and the other flats using the space along the side of the building.
- 4.16 The proposed development also offers a landscaped garden to the rear of the building which is safe due to the gate that will surround it and be a communal outdoor space for future residents. Therefore, the development complies with this policy.

Parking and vehicular access

- 4.17 Policy TR5 states that developments should provide parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities. The Revised Parking Standards and Design SPD sets out that the site is located in Zone 2, Primary Core Area. The relevant car parking standards suggest that 1-2 bed flats should provide 1 parking space each. The proposed development will provide 6 car parking spaces for residents and therefore complies with the standards.
- 4.18 The standards also state that for 1/2 bed flats there should be provision of 0.5 spaces. The proposed development will provide 6 secure cycle storage spaces to the rear of the property. Therefore, the proposal exceeds the requirements for cycle storage.

Community Infrastructure Levy

- 4.19 The charging schedule for CIL was approved in January 2015 and came into effect in April 2015. From this document the proposed development will be charged £120 m².

Affordable Housing

- 4.20 Policy H3 states that the council will seek a financial contribution to the equivalent of 20% on sites of 5-9 dwellings. A financial contribution will be provided by the applicant in agreement with Reading Borough Council.

5. Conclusion

- 5.1 The proposal will result in development in a highly sustainable location on Wilson Road. It is considered that the scheme would be characteristic of the surrounding area, in terms of its proposed layout, scale, height and use of building materials. As such, the development is considered to represent Sustainable Development delivering social, economic and environmental benefits. It would also comply with relevant Development Plan Policies and the NPPF in relation to appropriate development in such locations. The Local Planning Authority is therefore respectfully requested to approve the application for planning permission.