

Planning Statement

1. Summary

1.1 This Planning Statement supports an application at 37 Alpine Street, Reading RG1 2PY that seeks to a conversion of a single dwelling house (C3) to 2 x C3 flats (1x 1-bed, 1x 2-bed flat).

1.2 The statement demonstrates that the proposed works comply with all adopted policies and guidance.

2. The application site and surrounding area

2.1. The application site is situated within the Reading Borough Council. The location of the site is on the northern side of Alpine Street.

2.2 The building is a 3-bed terraced Victorian house. The building is not listed and not in a Conservation Area.

2.3. The site is very well located for amenities and public transport. The Oracle shopping mall is within 0.5 miles from the property and two convenience stores are located within 0.1 miles to the north. Regular bus routes are serving the site with bus stops on Pell Street, Berkeley Avenue and Whitley Street within 500m.

2.4 The area comprises a high density of residential properties. This section of Alpine Street typically contains Victorian terraced properties.

2.5 Relevant planning applications

There are a few houses converted or being converting into flats in the neighbourhood.

21 Alpine Street

Planning application number: 101911

Description: Certificate of lawfulness for existing use as two flats

Decision Type: Application Permitted

Decision Date: 22/12/2010

30 Alpine Street

Planning application number: 172107

Description: Conversion of existing basement into an independent flat.

Decision Type: Application Permitted

Decision Date: 09/02/2018

32 Alpine Street

Planning application number: 161570

Description: Conversion of newly built basement into an independent flat

Decision Type: Application Permitted

Decision Date: 25/11/2016

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35 Alpine Street

Planning application number: 170818

Description: Garage conversion and part single- part two-storey rear extension to create a two-bedroom residential maisonette

Decision Type: Application Permitted

Decision Date: 17/07/2017

3. The proposal

3.1 The application seeks consent to convert the single dwelling house(C3) to 2 x C3 flats (1x 1-bed, 1x 2-bed flat) within the current footprint.

3.2 The proposal will provide two self-contained flats. On the lower ground floor, it will be a 1-bed flat containing a hallway, a bathroom and an area accommodating the function of kitchen, living space and bedroom. On the upper floors (ground floor, first floor and loft), it will be a 2-bed flat containing a living room, a kitchen, a bathroom, a utility room and 2 bedrooms. Details are shown in the accompanying plans.

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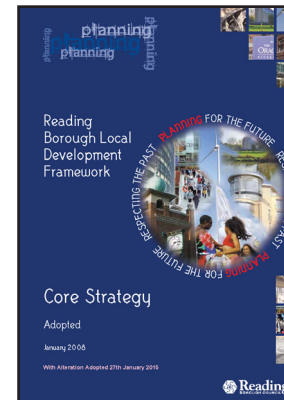
4. Planning Considerations

4.1 The current Reading Borough Local Plan comprises the Core Strategy, Reading Central Area Action Plan, Sites and Detailed Policies and the Central and Eastern Berkshire Minerals and Waste Plan.

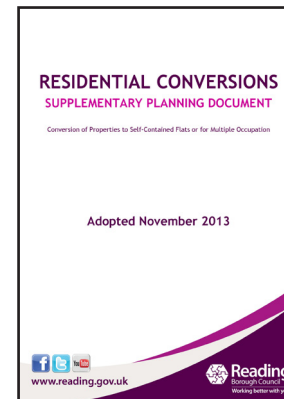
Preparation of a new Local Plan is underway which will replace Reading current development plans (the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document) with a new plan setting out how Reading will develop up to 2036. Currently, it is being prepared after a consultation on main modifications from an independent inspector.

The Core Strategy sets out an overall planning strategy and important principles for development in Reading. And the following policies are considered to be of particular relevance.

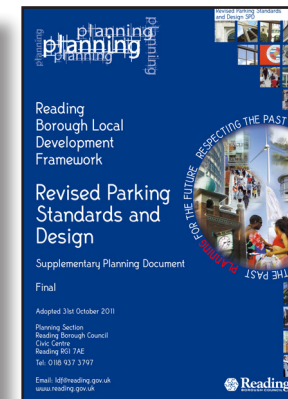
Relevant local policy documents



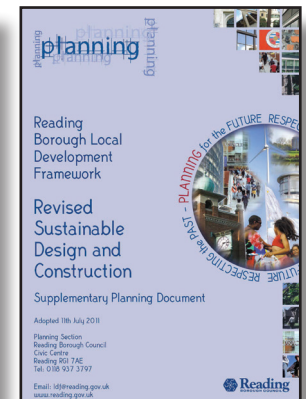
Reading current Local Plan the Core Strategy (Adopted January 2018 with alteration adopted 27th January 2015)



Residential Conversions Supplementary Planning Document Adopted November 2013



Revised Parking Standards and Design Supplementary Planning Document Adopted 3rd October 2011



Revised Sustainable Design and Construction Supplementary Planning Document Adopted 11th July 2011

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Reading current Local Plan the Core Strategy

- Policy CS1: Sustainable Construction and Design

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

To meet these requirements:

- All new housing is required to meet the most up to date Eco-Homes 'Very Good' as a minimum standard, and all new commercial developments are required to meet the most up to date BREEAM 'Very Good' as a minimum standard;

Revised Sustainable Design and Construction

Table 3.1: Summary of submission requirements at each stage of application process

Submission with a formal planning application

- A Pre-assessment estimator incorporating a 3% buffer or for minor development, provision of other appropriate information to provide confidence to the LPA that policy CS1 requirements can be achieved;
- Sustainability Statement for all major development;
- Energy Statement⁶ for all major development.

Response:

The proposal is submitting a BREEAM Pre-assessment Tracker & Action List to demonstrate that the project is to meet the most up to date BREEAM 'very good' standard and incorporate a 3% buffer. As the proposal is a minor development, it is not required to submit a Sustainability Statement and Energy Statement.

Reading current Local Plan the Core Strategy

- Policy CS2: Waste Minimisation

Development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate space to facilitate waste storage, reuse, recycling and composting.

Response:

The proposal will provide 2 bins (general waste and recycling) for each flat and encourage waste minimisation in the construction.

Reading current Local Plan the Core Strategy

- Policy CS4: Accessibility and the Intensity of Development

The scale and density of development within the Borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities. Sites will be assessed in terms of their level of accessibility to a defined district or local centre with a good range of facilities by pedestrian routes, and to a bus stop served by a strategic bus service. Unless it can be demonstrated that the accessibility of a site is to be significantly upgraded, for example, by providing high quality pedestrian routes or providing access to good public transport services, any new development must be at a scale, density and intensity appropriate to that level of accessibility as set out in other policies in this document, other Development Plan Documents or Supplementary Planning Documents.

Response:

The site is located in central Reading area with good network of footway, cycleway and public transport and a wide range of amenities within 10 minutes' walking distance.

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Reading current Local Plan the Core Strategy

Policy CS7: Design and the Public Realm

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.

Response:

The proposal is to retain the appearance of the property.

Reading current Local Plan the Core Strategy

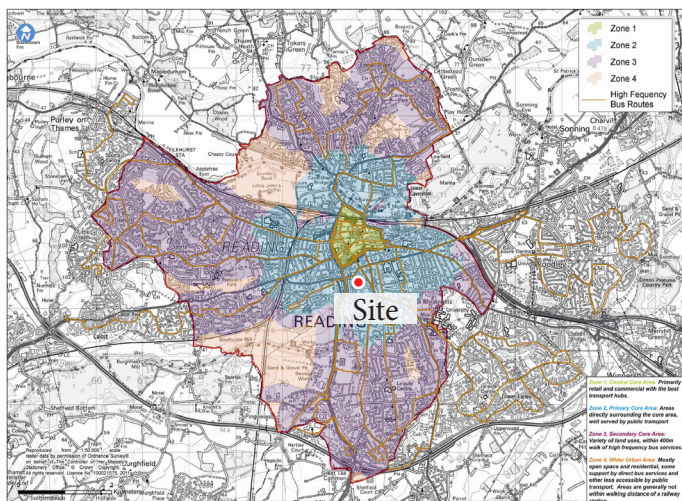
Policy CS18: Residential Conversions

Proposals to convert properties into self-contained flats or for multiple occupation will be assessed against the impact on the amenity and character of the surrounding area, particularly in terms of intensification of activity, loss of privacy, loss of external amenity space, the provision and location of adequate on-site car parking, and the treatment of bin storage areas.

Policy CS24: Car/ Cycle Parking

Maximum car parking standards and cycle parking requirements will be applied in relation to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Revised Parking Standards and Design Page 9



Minimum cycle parking standards	
	Zone 1 - 4
Residential	
C1 Hotels	1 space per 6 staff
C1 Guest House and B&B	1 space per 6 staff
C2 Halls of Residence	1 space per 3 staff & 1 space per 5 students
C2 Hospitals (In Patients)	1 per 3 staff plus 1 space per 5 beds
C2 Hospitals (Out Patients)	1 per 3 staff plus 1 space per 3 consulting room
C2 Nursing Home	1 per 3 staff
C3 Retirement Home (Spaces per individual unit)	1 per 3 staff / 1 space minimum
C3 Dwelling Flat 1/2-bed	0.5*
C3 Dwelling Flat 3+-bed	1*
C3 Dwelling House 1-bed	1
C3 Dwelling House 2/3-bed	2
C3 Dwelling House 4-bed +	2

* If no individual secure facility e.g. store or garage associated with property, dedicated parking required. This can be in the form of communal cycle parking.

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Response:

The proposal is to retain the number of bedrooms within the existing footprint (currently a 3-bed house to be converted to be a 1-bed flat and a 2-bed flat) and no proposed changes on the external character. The impact on the amenity and character of the surrounding area will remain the same.

Car Parking

There will be two households living in the property. Neither of the flats will be HMOs.

In terms of vehicular parking, currently for 37 Alpine Street, the site is within residents parking permit schemes. Current property is entitled to have two on-street car parking permits. Both of the flats should be entitled to one on-street car parking permits which will not increase the pressure on the on-street parking.

Cycle parking

The required cycle storage is 0.5 space for 1-2 bed flats. Therefore, the required cycle storage space is 1 space for 1 1-bed flat and 1 2-bed flat. Both flats will be provided with 1 internal cycle storage. And the location will be shown in the proposed lower ground floor plan and ground floor plan.

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Residential Conversions Supplementary Planning Document , Adopted November 2013

Response:

Checklist 1	(CS18, DM8): Any external alterations must be carried out sympathetically, respecting the physical character of the area.	N/A		
Checklist 2	(DM4, DM9, DM10): Extensions must achieve acceptable residential amenity for existing and new occupiers plus respect the character of the existing house and area ensuring outside amenity space is not unacceptably reduced.	N/A		
Checklist 3	(DM8): Any residential conversion must contribute to achieving an appropriately mixed and sustainable community by providing an acceptable housing mix, ensuring that, as appropriate, single family housing remains the dominant form of dwelling in the vicinity of the application and ensuring there is not a detrimental impact on the physical character of the area.	The proposal is a conversion of single dwelling house (C3) to 2 x C3 flats (1x 1-bed, 1x 2-bed flat). There will be a 2-bed flat to meet family housing demands.		
Checklist 4	(DM10): An appropriate level of private outdoor space will be expected.	The external back garden is to be retained and be part of the 1-bed flat.		
Checklist 5	(DM4, DM8): Issues such as those below need to be taken into account in any residential conversions application: • privacy and overlooking, • access to sunlight and daylight, • visual dominance and overbearing effects of a development, • noise and disturbance, • crime and safety.	The proposal is to convert 2 flats within the current footprint therefore there will be no major changes on the these issues.		
Checklist 6	(DM8): The property to be converted to a flat or large HMO should have four or more bedrooms or measure more than 120 square metres gross. When calculating the floor area of the property the measurement should be based on the external dimensions as at 1 st July 1948 or when built (whichever is the later).	The property is measured 124.6 square metres gross more than 120 square metres.		
Checklist 7	The Local Planning Authority will consider applications for house conversions including both HMOs and flats against the Council's adopted minimum internal floorspace standards as set out at Appendix 1.	1-bed flat Proposed Room with cooking facilities 20.7 sqm Requirements 10.5 square metres (if occupied by one person) 14.5 square metre(if occupied by two people))	2-bed flat Proposed Bedroom 1 11.5 square metres Proposed Bedroom 2 11.0 square metres Requirements -6.5 square metres if occupied by one person; -10.5 square metres if occupied by two persons.	Proposed Kitchen 11.6 square metres Requirements not less than 7.0 square metres
Checklist 8	(DM4, DM8): It will be necessary to ensure appropriate sound insulation between proposed and neighbouring units before a converted property is occupied.	Sound insulation will be complied with Building Regulations and each flat will have entrance lobby(hallway).		

Response:

Checklist 9	(DM4, DM8): Proposed layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below proposed and neighbouring bedrooms. Instead, the 'stacking' of rooms of a similar type is preferable.	It is unavoidable to stacking of rooms of different types due to the small footprint of the property.
Checklist 10	(DM4, DM8): Habitable rooms, such as living rooms and bedrooms, should benefit from an external window. The provision of natural light and ventilation is a legal requirement under Environmental Health legislation.	All habitable rooms have an external window.
Checklist 11	(DM4, DM8): Proposals for self-contained units, solely within a basement, will normally be permitted where this unit would benefit from dual aspect*, an acceptable outlook** and sufficient headroom***.	The 1-bed flat has dual aspect, an outlook to the back garden and a headroom of 2.6 metres.
Checklist 12	(DM8): Proposals which seek to convert attic/ loft space will normally be permitted where the attic/loft space would benefit from sufficient headroom and is incorporated into a self-contained unit which is split over two floors of accommodation.	The loft space has a headroom of 2.3 metres.
Checklist 13	(CS18, CS24): Parking standards for all residential conversions should be in accordance with the Council's adopted 'Revised Parking Standards and Design' (2011) SPD.	Both flats will provide 1 internal cycle storage.
Checklist 14	HMOs located within a street where a residents' parking permit scheme operates will not be entitled to on-street car parking permits. The same restrictions may apply to new flats in such streets, see the 'Revised Parking Standards and Design' SPD.	The site is within residents parking permit schemes. Neither of the flats will be HMOs. Current property is entitled to have two on-street car parking permits. Both of the flats should be entitled to one on-street car parking permits which will not increase the pressure on the on-street parking.
Checklist 15	(CS7, CS18, DM8, DM9): Removal of boundary treatment to accommodate parking or access to parking will not be permitted where it makes a valuable contribution to the character of the area.	N/A
Checklist 16	(CS24, DM4, DM8): The provision of outdoor cycle storage should have a secure, covered and convenient location. The storage area should be lockable with provision to secure bicycles within it.	Both flats will be provided 1 internal cycle storage.
Checklist 17	(CS18, DM8): Sufficient and suitable refuse containers should be provided within the curtilage of the application building which are easily accessible for all occupants of the house and the refuse collectors and ensuring they are sympathetically located with regard to their visual impact.	Both flats will be provided 2 bins (1 x general waste, 1 x recycling) located in the front yard.
Checklist 18	(CS5): Where possible, a level access from the public highway to the building's principal entrance should be provided or retained.	The level access to the 2-bed flat will be retained while the access to the 1-bed flat is not possible to be level.

Response:

Checklist 19	(CS9, CS16, CS20, CS29, DM3, DM6): Developers should compensate for loss or damage created by a development and mitigate any impact caused. A planning obligation to secure a financial or other contribution towards physical or social infrastructure improvements may be sought.	The current property is a 3-bed house and the proposal is to convert it into a 1-bed flat and 2-bed flat. There will not be extra pressure on physical or social infrastructure.
Checklist 20	The Council can serve an Enforcement Notice where conversion works have been carried out without planning permission. This action can result in the unauthorised works being removed (or the unauthorised use discontinued) and the building/ use being reinstated. Non-compliance with the provisions of an enforcement notice constitutes a criminal offence.	N/A
Checklist 21	Early discussions with a Building Control Officer will improve the internal layout of the scheme and may avoid the need for external fire-escapes (which may require planning permission in their own right).	A meeting with a Building Officer can be arranged.
Checklist 22	The HMO team should be contacted about Environmental Health matters.	N/A
Checklist 23	(DM8): At least one unit of accommodation created should be suitable for family occupation with a minimum of two bedrooms.	The conversion includes a 2-bed flat.
Checklist 24	Where a proposal incorporates a family sized unit, that unit should have direct access to a useable area of private, rather than communal, garden space.	The property is located in central Reading. Paragraph 2.16 Development in central Reading will not always be expected to comply with the standards above.
Checklist 25	(DM8): A standard of one communal room for every 4-6 bedrooms (depending on the size of the bedroom) will be provided, which will have acceptable amenity standards and appropriate access for all residents.	N/A
Checklist 26	(DM8): A proper agreement may be required to ensure acceptable management of all communal parts of the HMO.	N/A

*A unit with dual aspect is one which provides residents with an outlook in two different directions.

** An acceptable outlook is one that, for example, provides residents with a view of a garden area and/ or the sky and is not restricted to narrow light wells and associated retaining walls.

***There is no statutory minimum requirement for ceiling heights, although Building Regulations requires a 2.0 metres headroom clearance for staircases. It is, nevertheless, generally recommended that residential accommodation should have a 'good practice' minimum floor to ceiling height of 2.15 metres. This standard will be applied to the principal rooms of accommodation, which include kitchens, bathrooms and living rooms. This will prevent cramped residential accommodation.

a) STANDARD PLANNING APPLICATION CHECKLIST (please use it)

National Requirement List	Must be provided to be valid	
Completed standard application form	Y	
Location Plan (scale of 1:1250 or 1:2500)	Y	
Site Plan/Block plan (scale of 1:100 or 1:200)	Y	
Completed Ownership (Article 13) Certificate	Y	
Design and Access Statement if a Major Planning Application or in designated area	N Minor development	
CIL information form	Y	
SUDS details if a Major application	N, Minor development	
The appropriate planning application fee	Y	
Local Requirement List	Included ? Y or N	If not included - Why? Explain in Planning Statement if reason is more than "not relevant".
☐ Affordable Housing Statement	N	Minor development
☐ Air Quality Assessment	N	N/A
☐ Archaeological Assessment	N	N/A
☐ Contaminated Land Survey	N	N/A
☐ Daylight/Sunlight assessment	N	No extension in the proposal
☐ Ecological survey & reports	N	N/A
☐ Energy and Sustainability Statement	Y	BREEAM pre-assessment report
☐ Environmental Impact Statement	N	N/A
☐ External Lighting	N	N/A
☐ Flood Risk Assessment	N	N/A
☐ Heads of Terms proposals	N	N/A
☐ Heritage Statement	N	N/A
☐ Landscape principles	N	N/A
☐ Levels survey information	N	N/A
☐ Materials details	N	N/A
☐ Noise & Vibration Impact Assessment	N	N/A
☐ Existing & Proposed plans	Y	
☐ Planning Statement	Y	
☐ Town Centre/Retail/Leisure Uses Impact Assessment	N	N/A
☐ Transport Assessment	N	Minor impact
☐ Travel Plan	N	N/A
☐ Tree Survey	N	N/A
☐ Utilities Surveys and proposals	N	Minor development
☐ Vehicle Parking & Waste collection details	Y	
☐ Ventilation/Extraction details	N	N/A
☐ Viability Assessment & Report	N	N/A

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5.0 Conclusion

5.1 In conclusion, the proposed development is considered in line with both national and local planning policy. This statement has demonstrated how the development is sustainable and how there are no adverse impacts which significantly outweigh the benefits of the development.

5.2 The proposed development will make a contribution to housing supply in the borough, in a development of a scale suitable for its location.

5.3 For the above reasons, and all the justification expressed in this statement, it is not considered there are any reasons to withhold planning consent in this instance.