

SUPPORTING STATEMENT

85-87 BASINGSTOKE ROAD READING RG2 0HA

Additional storey to accommodate 5- self contained units including change of use from B1(a) office use to C3 and shutter replacement with door-window at ground floor level on Winchester Road



PREPARED BY

JPB Architects

Cedar House

Vine Lane

Hillingdon

UB10 0NF

Tel: 01895 272 446

Email: admin@jpbarchitects.co.uk

Ref: 10979

Date: June 2019

CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	3
2.0 SITE DESCRIPTION, EXISTING AND PLANNING HISTORY	4
3.0 RELEVANT PLANNING POLICY	6
4.0 PROPOSAL	10
5.0 CONCLUSION	17
6.0 APPENDIX A: SITE PHOTOS	18

1.0 INTRODUCTION

- 1.1 The statement is prepared to support the planning application for 85-87 Basingstoke Road, Reading RG2 0HA.
- 1.2 The planning application relates to erection of additional storey and conversion of office space B1(a) to C3 including shutter replacement to door-window at ground floor to accommodate a total 5 self-contained units.
- 1.3 The statement provides a description of the site outlines the relevant national, design evaluation and other material considerations.
- 1.4 In addition to the statement the planning application is accompanied by the following documents, which should be read in conjunction with this statement:
 - Drawings 10979/
 - 101 Site Location and Block Plans
 - 102 Existing Ground and First floor Plans
 - 103 Existing Second floor Plan
 - 104 Existing Elevations
 - 131 Proposed Ground and First Floor Plans
 - 132 Proposed Second and Third Floor Plans
 - 133 Proposed Elevations
- 1.5 The statement concludes that the planning application meets the objectives of the planning policy and that permission should be granted accordingly.

2.0 SITE DESCRIPTION, EXISTING PROPOERTY AND PLANNING HISTORY

- 2.1 The application site is situated at the western side of Basingstoke Road and corner of Winchester Road. It is also on junction to Elgar Road. The site is located on mixed use class offices, light Industry and residential etc.
- 2.2 The site is not located within a conservation area or within or adjacent to the cartilage of a listed building
- 2.3 The site is on sustainable location where Bus and train services easily approachable. Bas stop is 240 ft walking distance. Buses connect Reading Station in approx 15 Mins. Bus services run along Northumberland Avenue which is within easy walking distance:-



- 2.4 The site area is 592 Sq.M approx 19m wide and 31 m deep.
- 2.5 The existing property is three-storey building about 326 M2 GF & FF each and 299m2 mansard roof second floor areas. All floor area in use as B1(a) office purposes.
- 2.6 Existing building is brick face to ground and first floor and roof tiles finished to mansard roof second floor. The property has windows on front, rear and side elevation.
- 2.7 Entrance of the building and site is from Winchester Road. Front court provides parking for 7-8 cars. Front court is tarmac finish. Approx. 12-15 metres high trees are on side elevation on Winchester Road.

Planning History:

- 2.8 The property recently benefitted of following granted Prior Approvals:
 - 1. 182091 - Change of use of part ground, first and second floors from Class B1(a)(offices) to C3 (dwelling houses) to comprise of 17 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

The decision Prior approval not required determined on 23 January 2019

- 2. 190358 - Change of use of part ground, first and second floors from Class B1(a)(offices) to C3 (dwelling houses) to comprise of 23 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

The decision Prior approval not required determined on 30 April 2019

3.0 RELEVANT PLANNING POLICY

National

National Planning Policy Framework 2018;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS5 Inclusive Access
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS14 Provision of Housing
CS15 Location, Accessibility, Density and Housing Mix
CS20 Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011)
CS24 Car/Cycle Parking
CS29 Provision of Open Space
CS34 Pollution and Water Resources
CS36 Biodiversity and Geology

RBC Supplementary Planning Documents

Affordable Housing SPD (2013)
Revised Parking Standards and Design SPD (2011)
Revised SPD on Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2011)

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption in Favour of Sustainable Development
DM1 Adaption to Climate Change
DM3 Infrastructure Planning
DM4 Safeguarding Amenity
DM6 Affordable Housing
DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
DM17 Green Network
DM19 Air Quality

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 by the Department of Communities and Local Government. This is a new, simplified planning framework that better supports growth, helps create the homes and jobs and helps protect and enhance the natural and historic environment.

3.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- ☐ approving development proposals that accord with the development plan without delay; and
- ☐ where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

3.3 The NPPF then sets out core planning principles, which should underpin both plan-making and decision-taking. These principles include (among others):

- ☐ proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area;
- ☐ always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- ☐ take account of the different roles and character of different areas; and
- ☐ encourage the effective use of land by reusing land that has been previously developed (brownfield land).

3.4 Part 7 of the NPPF relates to “Requiring Good Design” and notes that this is a key aspect of sustainable development. It requires that Local Planning Authorities formulate policies which aim to ensure that developments “function well; optimise the potential of the site to accommodate development; reflect the identity of local surroundings and material; create safe and accessible environments; and are visually attractive as a result of good architecture”. These factors have been key in formulating the design of the proposed development, and will be explored in greater detail in Section 5.

3.5 Reading Borough Core Strategy Document and the Sites and Detailed Policies Document

Policy CS1 (Sustainable Construction and Design) states that 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 climate change.

- 3.6 Policy CS4 (Accessibility and the Intensity of Development) states, inter alia, that 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.
- 3.7 Policy CS5 (Inclusive Access) states that all buildings should be located, sited and designed to provide suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily.
- 3.8 CS7 (Design and the Public Realm) seeks to ensure that all development is of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.
- 3.9 Policy CS9 (Infrastructure, Services, Resources and Amenities) states that proposals for development will not be permitted unless the LPA is satisfied that infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided or re-provided at the appropriate time.
- 3.10 Policy CS24 (Car/ Cycle Parking) states that 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.
- 3.11 Previous application 182091/POA officer's report state:

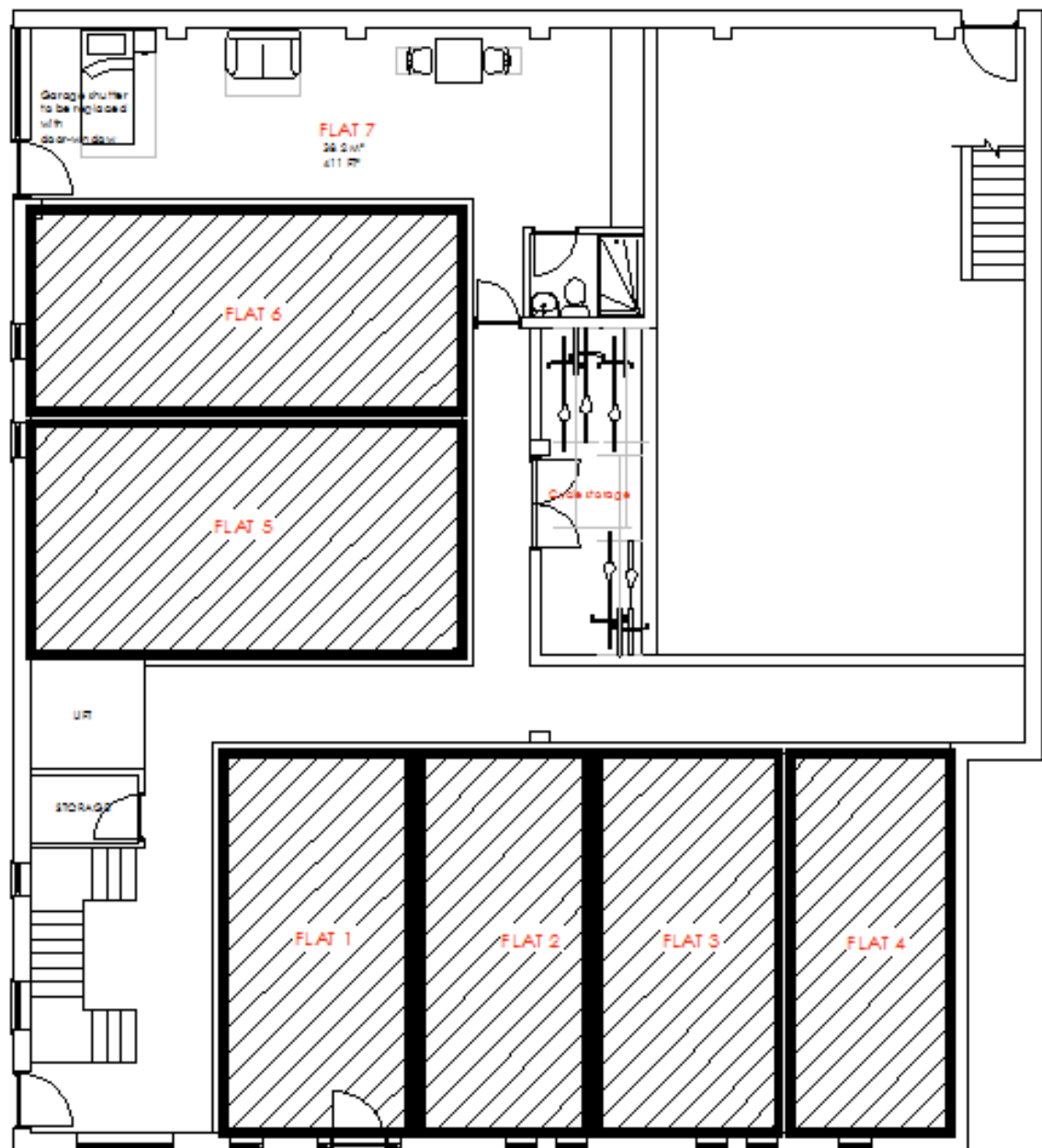
'It is noted that the the proposed parking provision is lower than the Council's adopted Parking Standards SPD. However, it is considered that the reduction in the residential parking provision on site will not lead to on street parking considering the extensive parking controls in the area. However, the future occupants of the units will not be entitled to apply for a resident parking permits (including visitor permits) which will be controlled via the informative placed on the permission if the application is approved.

There is already a highevel of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads".

Our client shows agreement on restriction of resident parking permits.
Cycle storage for 5 new dwellings located within the building on existing parking area.

- 3.12 Policy DM6 (Affordable Housing) requires that, subject to viability, developments of 1 – 4 dwellings provide a contribution that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough. Our client confirms agreement to this contribution which will be subject to a legal agreement.

4.0 PROPOSAL

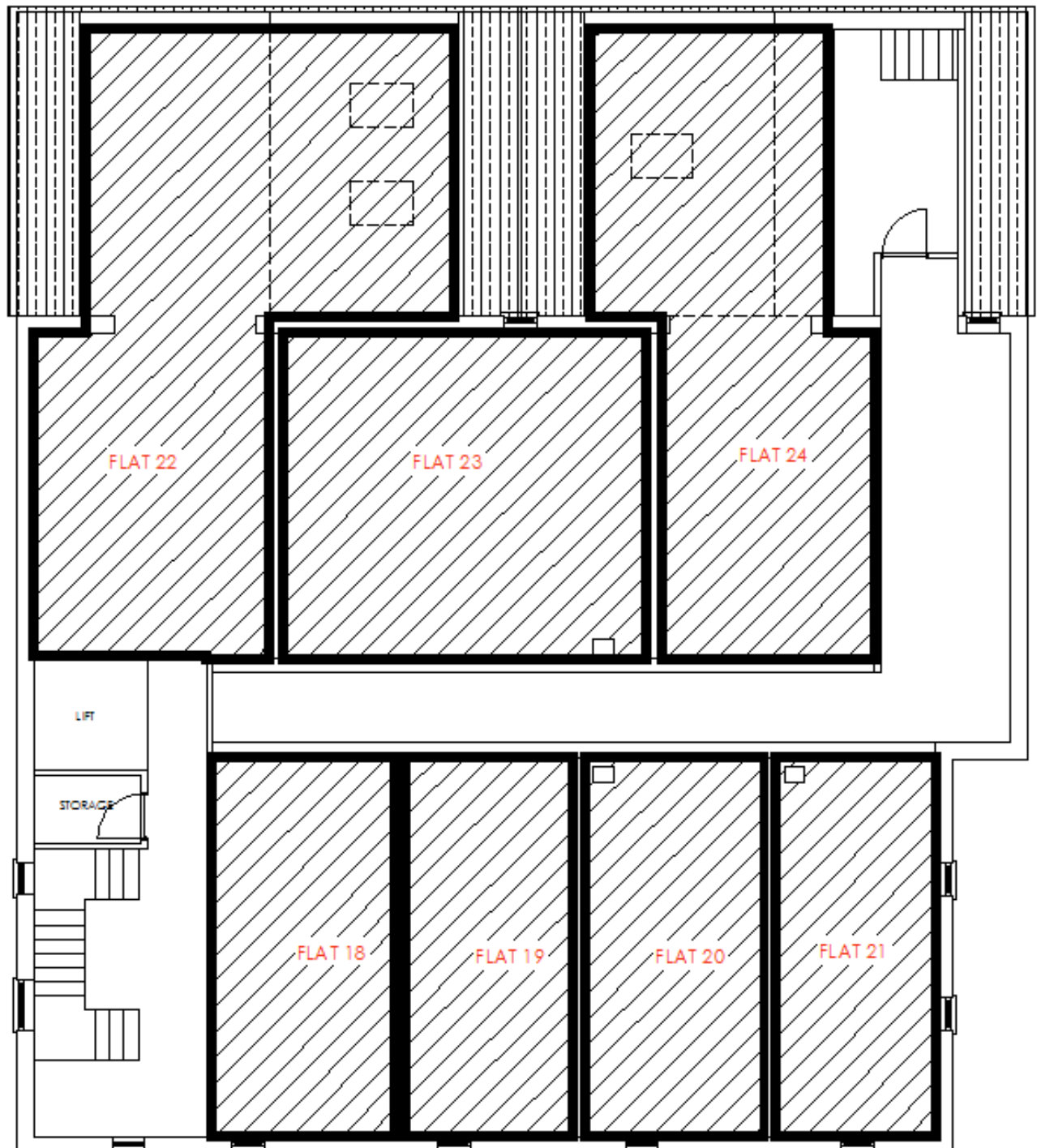


GROUND FLOOR PLAN

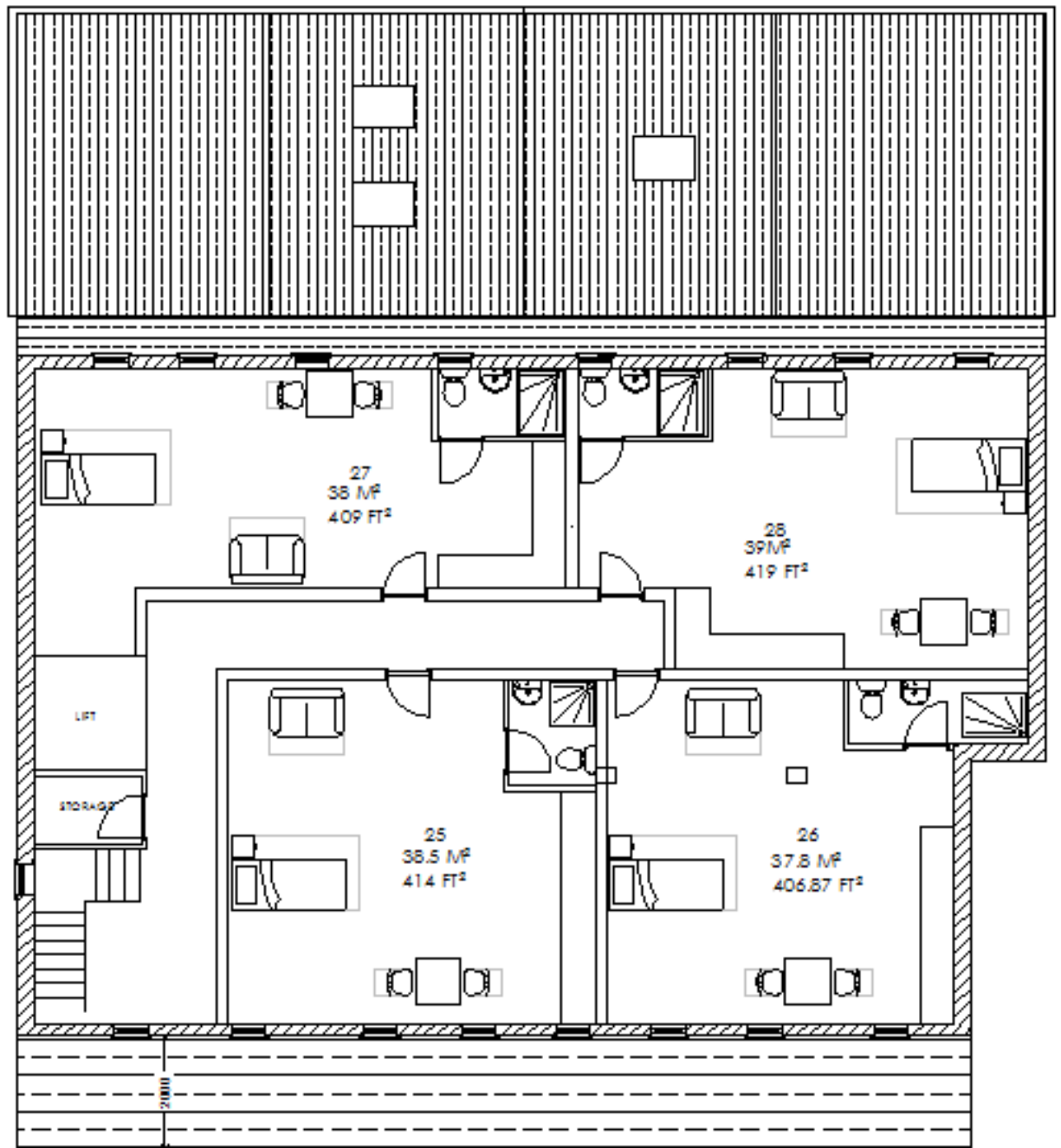
Hatched area denotes approved flats under Part Approval T90226 Decision 05 May 2019 and not part of this application



FIRST FLOOR PLAN



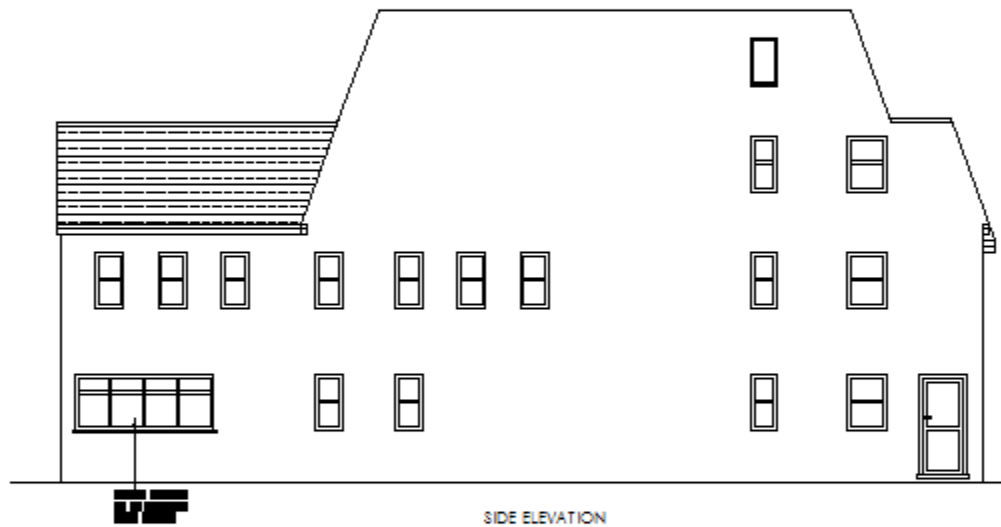
SECOND FLOOR PLAN



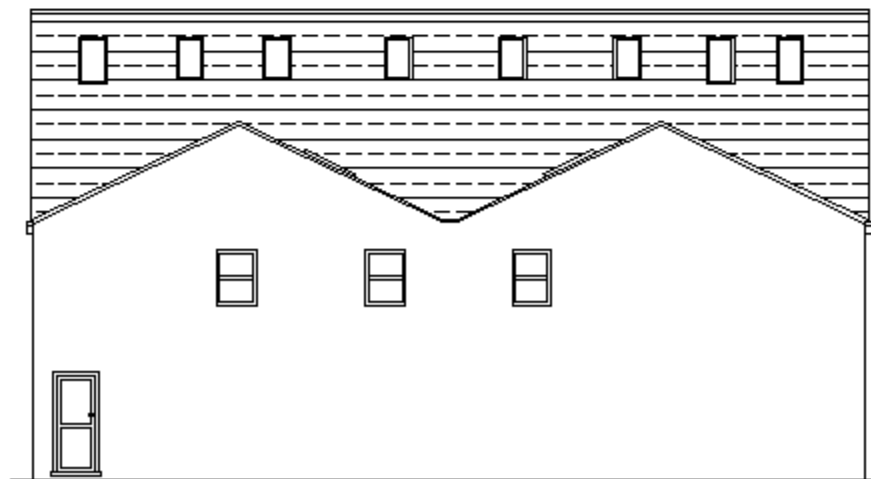
PROPOSED THIRD FLOOR PLAN
 GIA 192 M²
 2066 FT²



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



- 4.1 The proposal relates to additional storey mansard roof and ground floor shutter replacement to door-window to provide 5-self contained units. Mansard roof set back by 2.0 metres from front. New floor will accommodate 192 m² floor area. Existing staircase and lift will be extended to upper floor. Externally new roof will be finished with matching materials. Proposed Third floor will accommodate 4- self contained units. New units will be studio flats of minimum floor area of 37m² (shower facility).
- 4.2 At ground floor part ground floor granted for conversion in to flats. Proposed change of use from office space B1(a) of 38.2m² area to C3 to accommodate addition unit. Garage shutter on Winchester Road to be replaced with door-window proposed to ground floor studio flat of 38.2m² floor area.
- 4.3 Floor area will achieve the standards described in Technical Housing Standards-nationally described space standard.
- 4.4 Having regard to the National Planning Policy Framework and the “golden thread” of the presumption in favour of sustainable development it is considered that the proposal makes far more efficient use of land than the existing situation and where the property is situated in close proximity to frequent bus services to the town centre this is considered to be a site quite capable of taking development

at a higher density where this would be consistent with principles of sustainable development.

- 4.5 Certainly, the design is considered to be appropriate where the proposed development would integrate well into the existing urban form and the natural and built environment. The impact on the appearance of the estate would not be significant where the proposal here is considered a logical rounding-off of the form of development in the street and with regard, therefore, to the aims of the NPPF, this is considered to be a sustainable development that “should go ahead, without delay”.
- 4.6 Local Plan policies considered relevant to this application largely make the aspirations of the national policy framework more local.
- 4.7 The building would be constructed to high environmental standards.
- 4.8 The site is considered to have good access to jobs, shops, educational and other community facilities by modes other than the car and would seem to be well located for taking a higher housing density.
- 4.9 The applicant accepts that where appropriate contributions are justified these would be sought under the CIL Regulations.
- 4.10 In terms of safeguarding amenity and the requirements of Policy DM4, the site is in a suburban area where there will always be some acceptance of overlooking, particularly to the rear. However, in this case we are of the opinion that there is sufficient distance to adjoining properties and any overlooking to the rear of properties along Winchester Road would be a high level velux type window.
- 4.11 Notwithstanding that, it is put here that the proposal as submitted wholly accords with the development plan context for the area and, where there are no material considerations to the contrary, the Council should consider this proposal acceptable.
- 4.12 Furthermore, the Prior approval application granted for 23 dwellings on existing part ground floor, first and second floor. The remaining floor areas are not viable to use for other purposes.
- 4.13 Access to the site and building would remain as at present.
- 4.14 The proposal granted on 23 January 2019 Prior Approval under application No 182091 for ‘Change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 17 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.’ Further to that under Prior Approval application ref 190358 granted for 23 units.

5.0 CONCLUSION

- 5.1 The site is within a highly sustainable location and, as a windfall site, assists greatly in helping the Council continue to meet its housing allocations targets.
- 5.2 Given the sites location in close proximity to the local and town centres and public transport connections it is considered that higher density development is acceptable. The overall design is considered to be acceptable in wider context.
- 5.3 With regard to the impact of the proposals on transport and highways, it is noted that the proposed residential use will be less intensive in nature than the current office use. Therefore, the overall impact will be reduced.
- 5.4 The application site is in on sustainable location, Basingstoke Road and Northumberland Avenue are a route for number of buses as mentioned above and nearest station is less than 15 mins. distance.

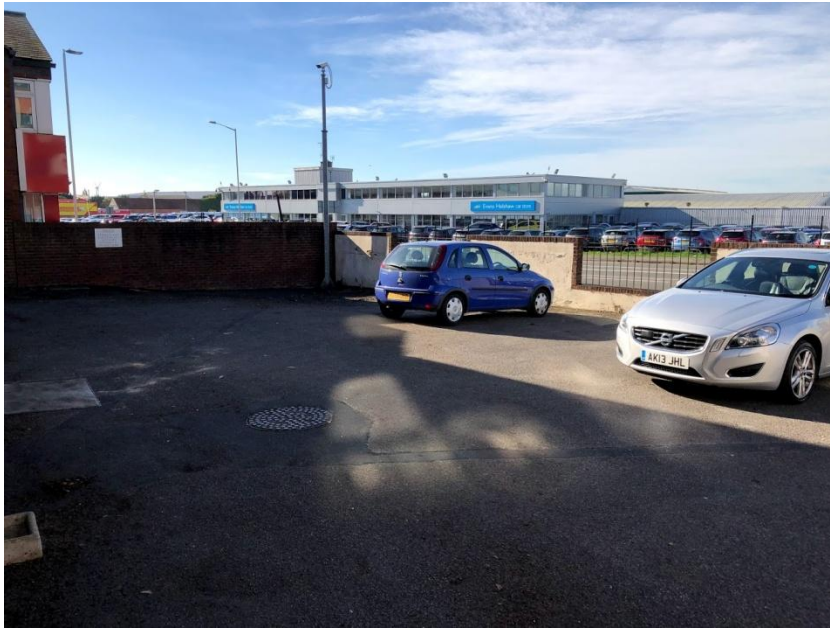
Appendix A: Site Photos



Aerial view of the Property



Front elevation of the property



Front car parking



Front elevation