



Supporting Application Statement

CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION TO EXTEND
EXISTING DRIVEWAY TO PROVIDE AN ADDITIONAL PARKING SPACE
AT, 8 PILGRIMS WAY, EMMER GREEN, READING, RG4 8RW

104_CLD_v1 : November 2019

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Certificate of Lawful Development (proposed) application submission by the applicant to extend and existing driveway to provide an additional parking space at No. 8 Pilgrim Way, Emmer Green, Reading RG4 8RW.

The description of development is as follows:

‘Proposed extension of existing driveway to provide an additional parking space’

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site’s context, previous neighbouring applications, and principles highlighted by Reading Borough Council and Local Government (GPDO).

Whilst this is not a full planning application due regard has been given to the Reading Borough Council ‘Local Development Framework Core Strategy’ (Adopted 2008), ‘Sites and Detailed Policies Document’ (Oct 2012), Reading Borough Local Plan (1991-2006), Christchurch Conservation Area Appraisal 2010 and the criteria highlighted within National Planning Policy Framework especially regarding ‘good design’ (2012).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant planning policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

2.00 SITE HISTORY

The planning history of the site indicates that previous planning applications date as far back as 2004. There are two planning applications for the site with the first one being planning permission, ref: 04/00831/FUL, pertaining to phase one of the overall development. The second planning application, ref: 05/00477/FUL/CJR, was for the erection of six dwellings with access from No. 76 round the rear of No.s 54-74 Kidmore End Road, incorporating amendments to application 04/00831/FUL. The six dwellings pertain to the development to the east of Pilgrims Way.

The application site contains a two storey detached dwelling on the east side of Pilgrims Way. The site has a rear amenity space approximately 9.3m deep and 10.5m wide with a site curtilage that extends to the middle of the highway. The surrounding area is predominately residential with the other properties along Pilgrims Way being of a similar design and scale.

It is proposed to increase the hardstanding on the front driveway by approximately 13.5m².

In terms of planning history for No. 8 Pilgrims Way no historical planning applications have been made since the development was completed.

The applicant wishes to create an additional car park space, under a Certificate of Lawful Development Application, which will be within the demise of the site. The section of Pilgrims Way which gained consent under application 04.00831/FUL, is considered a 'Private Road'.

The proposal is driven by circumstances as Pilgrims Way has limited parking and any visitor bays are always taken by other residents many of whom are a two car household. There is an additional parking space adjacent to No. 3 Pilgrims Way, however, this space is for an existing resident of Kidmore End Road. The provision of an additional parking space will be more conducive to modern living and allow family and visitors to the applicant's dwellings somewhere to park safely.

3.00 INVOLVEMENT

Given the location of the application site within a residential area, clarity was sought from Reading Borough Council with regards to a proposal for an additional parking space within the site curtilage. The suggestion was to submit an application in the form of a Certificate of Lawful Development submission and was to include a site plan and a concept of the proposal and include other information such as photographs of the site.

Further planning research has revealed the following application in the area for a similar proposal which was granted a Certificate of Lawful Development.

No. 1 Pilgrims Way is across the highway from the application site and it is noted that this property has been granted a Certificate of Lawful Development to create an additional car parking space within their demise and has set a precedence in the area.

- 180615 – Extend existing driveway to provide an additional parking space

4.00 EVALUATION

The proposal involves the lawful development application to create an additional parking space within the curtilage of the site and has considered the following;

- GPDO – Permitted Development Rights for Householders – Class F
- Policy CS7 Design and the Public Realm
- Policy CS24 Car/Cycle parking
- SPD – Revised Parking Standards & Design

The proposal complies with the conditions of permitted development under Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2017 (as amended) (GPDO), which relates to 'hard surfaces incidental to the enjoyment of a dwellinghouse'

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Part F provides permitted development within the curtilage of a house for -

- a) The provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or

- b) The replacement in whole or in part of such a surface

Development is not permitted by class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class m, N, P or Q of part 3 of this Schedule (change of use). It is deemed that the application **complies** with Part F, clauses a & b.

Conditions

F.1 Development is permitted by Class F subject to the condition that where –

- a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The proposed area of hard surface is on land between a wall forming the principal elevation of the dwelling and the highway and therefore, **complies** with Part a). The interpretation of Part b) would be permitted by Class F where the area of ground covered by the hard surface would exceed 5 square metres. Therefore, the proposal **complies** with Part b) of the Class F conditions.

The following planning policies and supplementary planning documents have also been considered as part of this proposal.

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.

The proposal will not obscure any existing site lines to Pilgrims way and will respect the existing layout, scale and character of the area. The architectural detailing is to match in with the existing materials so as to seamlessly blend in with the existing surroundings. Therefore, it is considered that the proposal will conform to Policy CS7.

Policy CS24 Car/Cycle Parking

This policy ensures that maximum parking and cycle standards are applied and maintained within the Borough and makes reference to the SPD on parking standards.

SPD – Revised Parking Standards & Design

Section 7.0 indicates the standards car parking layouts and dimensions to be applied to new developments and Permitted Development layouts.

The design of the additional parking area is to have permeable paving to allow surface water run-off. The proposal involves the removal of an existing tree that blocks a significant proportion of natural south light, however, the existing low-level planting is to be retained and enhanced and will further allow surface water to run off to. The proposal will ensure that the existing clear sight lines are maintained to and from the highway, as well as allowing for the minimum parking space dimensions within the curtilage of the site. Therefore, the proposal complies with both Policy CS24 and the SPD on parking design.

5.00 DESIGN

The existing front garden area is level with the adjacent highway with edge kerbing delineating areas. Low-level planting is adjacent to the existing dwelling with a small lawn area interspersed with circular steppingstones. There is an existing tree to the frontage which has now grown to a size that obscures natural light into the southerly facing rooms of the dwelling. Adjacent to the lawn area is a driveway that accommodates one vehicle along with a garage.

The proposal is to create an additional parking space to the frontage and within the curtilage of the site. The area to be converted to a driveway will require the removal of the existing tree which will benefit the dwelling and allow natural light to enter deep into the building. Part of the existing low-level shrubbery is to be altered but retained and enhanced with new planting. The new hard surface for the new driveway is to be of permeable paving to allow surface water to percolate through. Surface water will also be directed to run off into the adjacent planted areas within the curtilage of the site.

The new parking area will be in excess of the minimum requirements set down in the Borough's SPD (min 2.5 x 5m = 12.5 sqm), and this will allow vehicles to manoeuvre into position with ease, without overhanging onto the highway or adjacent demises.

The use of matching materials and low-key nature of the proposal will minimize any potential impacts in the area and seamlessly blend into the existing fabric of the dwelling.

The applicants wish to carry out the proposals is to allow them to have an additional parking space as this is limited on Pilgrims way, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Pilgrims Way and the wider area.

6.00 Conclusion

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high-quality enhancement to the site, the proposal has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The proposal is in line with the conditions of permitted development under Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2017 (as amended) (GPDO), which relates to 'hard surfaces incidental to the enjoyment of a dwellinghouse'.

The development will not prejudice highway safety conditions along Pilgrims Way or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policies CP7 and CP24 of the Core Strategy and relevant sections of the Supplementary Planning Document.

The development therefore complies with the Town and Country Planning (General Permitted Development) Order 2017, national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the Certificate of Lawful Development application, it is respectfully requested that this application be approved.



No. 1 Pilgrims Way – extended driveway



Existing front garden with level kerbs



Existing front elevation along Pilgrims Way



Existing view opposite highway



View opposite of vehicle turning area



View east from site



View west from site