



Planning Statement

Proposed Dwelling,
35 Richmond Road,
Caversham,
RG4 7PR



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1 Introduction

- 1.1 This Planning Statement has been prepared by RM James to support an application for grant of planning consent for a proposed single dwelling to the rear of 35 Richmond Road, Caversham, Reading RG4 7PR.
- 1.2 The document identifies the relevant issues material to the consideration of the application submission. Following the removal of the requirement for Design and Access Statements, the Planning Statement also incorporates information previously included within that document as set out in item 17 of the Reading Borough Council Planning Applications Validation Checklists and Guidance document (Dec 2016).
- 1.3 The proposal is for a 3-bed detached dwelling with a detached single garage on a 0.06 Ha plot subdivided from existing land within the curtilage of the application site – all under the applicant's current ownership.



Fig 01 –Proposed Site

- 1.4 Access is proposed via Woodford Close, to the north of the application site.
- 1.5 In accordance with statutory and local requirements the following supporting information has been submitted:
 - Site Location Plan
 - Application Drawings
 - Planning Statement
 - Community Infrastructure Levy Form

2 Planning Policy

Pre-Application submission: 170618/PREAPP

- 2.1 Pre-application advice was sought by the owner of No35 Richmond Road (the applicant) on 20th April 2017 which included a site visit. Material submitted to support the application included a site plan, basic floor plans and elevations and a short supporting statement.
- 2.2 The proposals were considered within the framework set out in Policy DM11 – Development of Private Residential Gardens and other material planning policy contained within the Reading Borough Local Development Framework documents - Core Strategy (adopted 2008, amended 2015) and Sites and Detailed Policies Document (adopted 2012, amended 2015). These documents, along with the Reading Central Area Action Plan have now been consolidated into a single Local Plan for Reading (adopted November 2019). Policy DM11 has now been renamed as policy H11.
- 2.3 The report is supportive of the proposals in principle and concludes that there is scope to further explore the provision of an additional dwelling at this site.
- 2.4 Some concerns were raised during the appraisal concerning overlooking and loss of privacy to the host dwelling (35 Richmond Road) and the impact on the character of the surrounding area due to proposed elevations having large, blank areas. It is recommended that any application should carefully consider the siting of the dwelling, positions of windows and their impact on the host property and potential screening measures/alterations to the host dwelling.
- 2.5 The current proposal and has been designed to address concerns highlighted in the report from first principles as outlined within this document.

Policy Framework

2.6 The National Planning Policy Framework (NPPF) (2019)

2.6.1 Section 1 of the NPPF states that:

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally - prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) an economic objective
- b) a social objective
- c) an environmental objective.

2.6.2 Section 2 of the NPPF states that:

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a 'Presumption in Favour of Sustainable Development' (paragraph 11).

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

2.7 Reading Borough Local Plan - adopted November 2019

2.7.1 The Local Plan contains the policies for how Reading will develop up to 2036 - the end date of the plan. Prepared in accordance with the National Planning Policy Framework, it identifies the amount of development that will take place, the areas and sites where development is expected to be accommodated/restricted and sets out policies for how planning applications will be decided. The Reading Borough Local Plan is the main consideration in deciding planning applications in Reading. Decisions should be in line with the plan, unless material considerations indicate otherwise.

2.7.2 This application has been developed to meet the objectives of the relevant policies set-out in the Local Plan and the general objectives and area specific sections within that document have also influenced the design process.

2.7.3 Policies referenced:

The underlying policies used to justify this proposal are listed below. Additional reference shall be made throughout the document where a policy is particularly relevant.

National Policy

National Planning Policy Framework

National Planning Policy Guidance

DCLG - Technical housing standards – nationally described space standard

Reading Borough Local Plan

CC1:	Presumption in Favour of Sustainable Development
CC2:	Sustainable Design and Construction
CC3:	Adaptation to Climate Change
CC7:	Design and the Public Realm
CC8:	Safeguarding Amenity
EN14:	Trees, Hedges and Woodland
EN15:	Air Quality
EN18:	Flooding and Drainage
H1:	Provision of Housing
H3:	Affordable Housing
H5:	Standards for New Housing
H10:	Private and Communal Outdoor Space
H11:	Development of Private Residential Gardens
TR3:	Access, Traffic and Highway-Related Matters
TR4:	Cycle Routes and Facilities
TR5:	Car and Cycle Parking and Electric Vehicle Charging

Reading Borough Supplementary Planning Documents/main policy documents

Revised Parking Standards and Design SPD (2011)

Revised Sustainable Design and Construction SPD (2011)

Affordable Housing SPD (2013)

Community Infrastructure Levy Charging Schedule (2015)

2.8 Relevant Planning History

- 35 Richmond Road – 980262: Two storey side extension. (allowed)
- 37 Richmond Road – 150753: Demolition of existing 4 bed bungalow and replacement with 2x5 bed properties. (allowed on appeal)
- 10 Woodford Close - 080813: Single storey front extension with pitched roofs over garage & single storey building at western end. (allowed)
- Atterbury Gardens – 020530: Four detached dwellings and garages, with access on to Woodford Close (allowed)

3 Local Vernacular

- 3.1 The local area predominantly consists of detached dwelling houses set back from the road with off-street parking allocation/garaging at the front. Buildings range in age from early C 20th to the present day. Common materials are a red or buff brick punctuated with instances of render and timber cladding and tiles or slates to roofs.
- 3.2 The application dwelling, 35 Richmond Road, is a two-storey house of white painted brickwork and a clay-tiled roof - the northern slope of which runs from ground floor eaves to ridge height.
- 3.3 To the south of the site, Richmond Road consists of two-storey (or 1 1/2 storey) low level detached dwellings set back from the road. The dwellings on Woodford Close, adjacent to the northern site boundary, share a common massing, style and material palette - generally two-storey detached properties (thought to be of 1960's origin) set back from the main highway with off street parking to the front, in buff facing-brick with some timber cladding to the fascias and a mix of slate and concrete roof tiles. Atterbury Gardens, the gated development off Woodford Close which lies to the northeast of the site is a more recent addition of 2 1/2 storey brick built detached dwellings.
- 3.4 The original property at No. 37 Richmond Road, sharing the western site boundary has been demolished and development is currently progressing for two dwellings in accordance with planning application number: 150753. The dwellings are of timber and grey brick with a maximum ridge height of 7.6m above ground level.



Woodford Close



Fig 02 - Local vernacular



Richmond Road

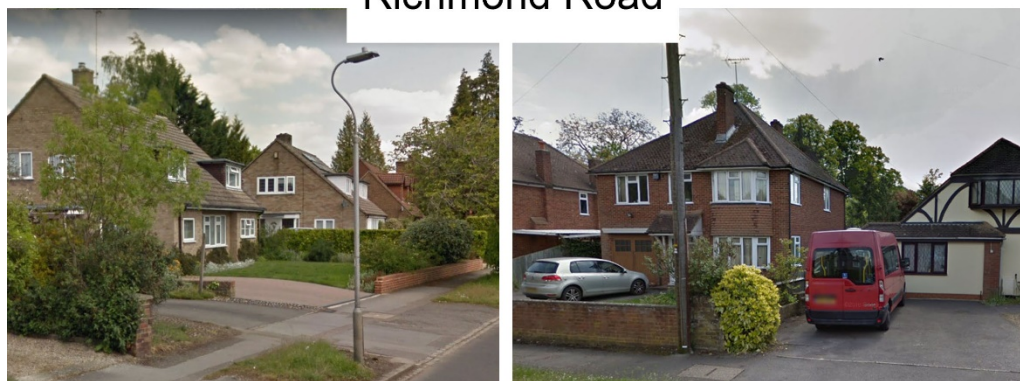


Fig 03 - Local vernacular

4 Site

- 4.1 No. 35 Richmond Road (the application site) is in Caversham, a residential settlement to the north of Reading centre with good access to local services, transport networks and within easy reach of the city centre.
- 4.2 The application site is a detached two-storey dwelling set centrally in grounds area of approximately 0.2 Ha.
- 4.3 The proposed sub-divided site lies to the north of the current dwelling, is generally level throughout and does not contain any trees and bushes of importance within the vicinity of the proposed dwelling.
- 4.4 The application site is located in Flood Zone 1, in an area with a very low probability of flooding.
- 4.5 The application site is not within a conservation area.
- 4.6 Current access is from Richmond Road via a shared driveway jointly owned by the applicant and the owners of No. 37 Richmond Road.
- 4.7 Additional pedestrian access onto Woodford Close exists via a gate in the existing timber fence on the northern boundary.
- 4.8 The proposed dwelling would not be visible from Richmond Road.

Policy ref.

H11: Development of Private Residential Gardens - *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking*

CC7: Design and the Public Realm

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainability Design and Construction



Fig 04 – Site photographs

5 Access

- 5.1 Proposed access to the new dwelling is via Woodford Close.
- 5.2 A new opening in the existing boundary fence and dropped kerb is proposed for vehicular access from the turning head at the end of Woodford close.
- 5.3 There are 2 dedicated off-street parking spaces with provision for electric vehicle charging as well as adequate amenity and garage space for cycle parking and storage.
- 5.4 Should the existing lamppost adjacent to the proposed access require re-siting to allow construction of the new entrance (subject to consultation with Council's Highway Department) then provision shall be made to organise these works to be undertaken by a Council approved contractor.

- 5.5 Current access to the application site will be retained for the occupiers of No.35.
- 5.6 Access to and the internal layout of the dwelling complies with Building Regulations Approved Document M: Category 2 – Accessible and adaptable dwellings, as required by policy H5.

Policy ref.

- H5:** Standards for New Housing
H11: Development of Private Residential Gardens:
The proposal includes access, which meets appropriate highway standards
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

6 Scale

- 6.1 The proposed development consists of a three-bed detached dwelling house with a single detached garage, amenity space and parking for two vehicles.
- 6.2 The proposed site area is 0.06Ha
- 6.3 The proposed dwelling has an approximate external footprint of 100m² with a gross internal area of 158m². Over two storeys. The internal area, individual room sizes and storage allocation exceed the requirements of the nationally described space standard.
- 6.4 The proposed dwelling shall be 11m wide, 7m deep with an additional 2m single storey element to the front and the proposed ridge height a maximum 7.5m from ground level.

Policy ref.

- H5:** Standards for New Housing
CC7: Design and the Public Realm



Fig 05 – Streetscene sketch



Fig 06 – 3D sketch view from Woodford Close



Fig 07 – 3D aerial sketch view from the north east

7 Design

- 7.1 The proposed dwelling is positioned along an NE-SW axis in alignment with the established building line along Woodford Close. Vehicle parking and garage are at 90° to the main house in alignment with the property at no. 6 Woodford Close.
- 7.2 The massing, siting and orientation of the proposed dwelling shall form a natural extension to the street frontage along Woodford Close development as well as a visual connection to the landscape behind.
- 7.3 Derived from a rectangular footprint similar in proportion to neighbouring properties, the proposal also includes a single storey element to the front elevation similar to the extension to the adjacent property no.10 Woodford Close, as well as those seen elsewhere along the road.
- 7.4 A gabled timber-framed entrance porch allows covered level-access to the front door.
- 7.5 The proposed dwelling will be constructed using sustainably sourced materials, where practical, and shall achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate (as defined in the 2013 Building Regulations).
- 7.6 The proposed dwelling shall be built to the higher water efficiency standard as set-out in Approved Document G2, section 36(3), equating to a usage level 110L per person per day.
- 7.7 The siting of the proposed dwelling is in response to pre-application advice concerning overlooking and elevational treatment. The NE-SW orientation ensures minimal impact on the privacy of adjacent properties whilst allowing windows to the east and west elevation to suit the internal layout, and this in turn addresses concerns over elevational elements and lack of detail in the façade.
- 7.8 Further detail of measures taken to address daylighting and loss of privacy are covered in a separate section elsewhere in document.

Policy ref.

- H11:** Development of Private Residential Gardens:
- H5:** Standards for New Housing
- CC7:** Design and the Public Realm
- CC8:** Safeguarding Amenity

8 Materials

- 8.1 Whilst the inspiration for the overall design comes from the housing along Woodford Close, the proposal also links to the wider context of the surrounding built and natural environment which is reflected in the proposed material palette.
- 8.2 The façade is a mix of render to the ground floor and an upper layer of planked siding. The proposed colour for the render is the K-rend-Biscuit colour, or an equivalent, which is similar in tone to the adjacent buff brick whilst retaining its own identity and the proposed siding is to be a grey-green colour which accentuates the background foliage. Concrete roof tiles, to match neighbouring properties, are proposed and window frames shall be in white. The proposed Garage will be finished in render to match the dwelling.

Policy ref.

- H11:** Development of Private Residential Gardens:
CC7: Design and the Public Realm

9 Landscaping

- 9.1 The application site consists of small trees, hedgerow and foliage generally located at the boundary edges. There are no trees of significance within 15m of the proposed dwelling.
- 9.2 Proposed hard landscaping shall be of a permeable material and include vehicle access and parking as well as paving for pedestrian access.
- 9.3 The remainder of the amenity space shall be soft landscaping and include lawns, shrubs, trees and other foliage. Existing trees and other vegetation shall be retained where practicable.
- 9.4 Amenity space to the rear of the proposed dwelling is approximately 290sqm.
- 9.5 A section of the existing timber fence along the Woodford Close boundary shall be removed to allow for vehicular access and otherwise retained. New timber fencing shall be erected to a maximum height of 2m along new boundaries.
- 9.6 A more detailed landscaping scheme can be supplied via a planning condition if required.

Policy ref.

- H11:** Development of Private Residential Gardens:
CC7: Design and the Public Realm
EN14: Trees, Hedges and Woodland

10 Daylighting/privacy

- 10.1 Proposed measures taken to reduce the overbearing impact on neighbouring properties and amenity space include the following:
- 10.2 Orientation of the proposed dwelling and the positioning of principle glazing along the east / west axis shall minimise any adverse impact on daylight and privacy to neighbouring properties.
- 10.3 There is no glazing to the side elevations to rooms on the first floor. Ground floor glazing to the south elevation is high-level, obscured glazing. Ground floor glazing to the north elevation shall be obscured.
- 10.4 Obscured glazing film shall be installed on the two high – level ground floor windows located on the north elevation of No.35 thus minimising overlooking concerns.
- 10.5 Where the proposed building falls within the 45° line drawn from a principal window on the east elevation of no. 35 the impact can be seen to be negligible and as the obstruction lies to the north, no overshadowing shall occur, and a minimal loss of light recorded. Refer to drawing no. 19/306 PL09 for clarification.

11 Sustainability

- 11.1 The application site is located within walking distance of local amenities, including schools and close to good public transport and cycle routes, ensuring day-to-day activities could be carried out without the use of a car.
- 11.2 The proposed dwelling is oriented along the NE/SW axis. Principal windows to living areas are located on the SW elevation with high-level windows on the SE elevation maximises the use of daylight whilst respecting the privacy of the adjacent building. Utility and sanitary areas are located in the northern corner of the dwelling and an east -facing Kitchen window provides early morning daylight to the living spaces.
- 11.3 The SW roof plane shall include a 4Kw PV and solar array to provide electricity and water heating.
- 11.4 In addition to solar power, the proposed dwelling shall incorporate mechanical ventilation heat recovery (MVHR) with an air source heat pump to provide comfort heating and cooling.

- 11.5 The proposed dwelling shall be constructed using modern methods of construction (structural insulated panels) to form a highly insulated building envelope. As well as for energy performance, the proposed construction method and materials have been selected to reduce potential disruption or inconvenience to neighbouring residents during the construction phase.
- 11.6 Where applicable it is proposed that sustainable drainage solutions shall be incorporated by way of permeable hard landscaped surfaces and a soakaway for surface water collection (subject to on-site percolation test). Other measures such as rainwater / grey water recycling shall be considered and incorporated where it is economically viable.

Policy ref.

CC1:	Presumption in Favour of Sustainable Development
CC2:	Sustainability Design and Construction
CC3:	Adaption to Climate Change
CC5:	Waste Minimisation and Storage
EN14:	Trees Hedges and Woodland
EN18:	Flooding and Drainage
TR4:	Cycle Routes and Facilities
H10:	Private and Communal Outdoor Space
H11:	Development of Private Residential Gardens

12 Conclusion

- 12.1 This application has been developed in accordance with national and local planning policy and complies with the planning objectives as set out in the Reading Borough Local Plan. Furthermore, the proposed dwelling integrates with the surrounding area in terms of design, protection of amenity and would provide a high quality, sustainable home for future occupiers.