

DESIGN AND ACCESS STATEMENT

13 ADDINGTON ROAD, READING, RG1 5PW



1. INTRODUCTION:

This statement is prepared by Arcadia Design Consultant on behalf of owner of the property in support of a planning application for the “Conversion of Existing vacant HMO into 3x2 and 3x1 Bed self contained flats” at 13 Addington Road, Reading RG1 5PW.

This statement will consider the planning issues raised by the proposal in the context of planning policy advice.

2. THE SITE:

The application site is a semi-detached three storey property. The property is set back from the road behind a small front garden. The property is built with a mix of red, grey and yellow bricks. The elevation facing Alexandra Road has a large chimney stack. The property has a large rear car parking which is accessible via Alexandra Road. Google Street View would reveal that the site was used as B&B, Wolvercote Guest House from March 2009 until June 2018. The application site borders with Jamme Masjid Reading situated on Alexandra Road.



Aerial view of the application site

Surrounding area is predominantly residential in nature and comprises of mainly detached dwellings, the site is located in Alexandra Road Conservation Area and is subject to Article 4 direction. The following neighbouring properties are Listed Buildings within close proximity of the application site.

Name: MAIN BUILDING AT READING SCHOOL

Listing: Grade: II

List UID: 1155155

Not located in Alexandra Road Conservation Area

Name: BUILDING TO EAST OF SOUTH HOUSE AT READING SCHOOL

Listing: Grade II

List UID: 1113472

Not located in Alexandra Road Conservation Area

Name: SOUTH HOUSE AT READING SCHOOL

Listing: Grade II

List UID: 1155171

Not located in Alexandra Road Conservation Area

Name: CHURCH HALL AT CHURCH OF SAINT LUKE

Listing: Grade II

List UID: 1248727

Located in Alexandra Road Conservation Area

Name: CHURCH OF SAINT LUKE AND ATTACHED SCHOOL

Listing: Grade II

List UID: 1113622

Located in Alexandra Road Conservation Area

3. THE PROPOSED DEVELOPMENT:

The application proposed to convert the vacant HMO into 3x2 bed and 3x1 bed self contained flats. Each dwelling will provide living dining and kitchen areas to each flat. The front and rear garden would become communal garden and the parking at the rear would be used by all the residents of the new flats.

The existing layout of the property consists of entrance lobby from Alexandra Road, three rooms to the front facing Addington Road and the front garden, with kitchen, dining and a shower on the left and two further rooms at the back facing rear garden. The first floor accommodates four rooms facing the front and two rooms at the back with one bath and two showers and a toilet. The second floor comprises of three rooms with a small kitchen and bath.

The proposed internal layout of the new flats would be as follows:

Ground Floor:

Front Flat facing Addington Road 2Bed-3Person with Living and Kitchen

Rear facing flat 2Bed-3Person with Living and Kitchen

First Floor:

Front Flat facing Addington Road 2Bed-3Person with Living and Kitchen

Rear facing flat 1Bed-1Person with Living and Kitchen

Second Floor:

Left Front Flat facing Addington Road 1Bed-1Person with Living and Kitchen

Right Front Flat facing Addington Road 1Bed-1Person with Living and Kitchen

The proposed construction and finishing materials will match those of the host property, and all new and any replacement windows will be uPVC to match the existing.

4. PLANNING HISTORY:

Planning Application Number:	101725
Site Address:	13 Addington Road Reading RG1 5PW
Description:	Installation of 1 x DSLAM green equipment cabinet, height 1600mm x width 1200mm x depth 450mm
Decision Type:	Prior Approval Notification - Approval
Decision Date:	22 December 2010

5. RELEVANT PLANNING POLICY:

The following paragraphs provide a brief summary of the relevant policies and the relevant guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of the current application, the following national and local planning policies are relevant to this case.

National Planning Policy Framework (2018)

5.2 The National Planning Policy Framework sets out the Governments' 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. National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.

Presumption in Favour of Sustainable Development

5.3 Paragraph 11 of the NPPF states that plan and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. 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.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Decision-making

5.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

5.5 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.6 Paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Achieving well-designed places

5.7 Section 12, paragraph 124 states that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

5.8 Paragraph 127 goes on to explain that planning policies and decisions should ensure that developments:

- a)** will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b)** are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c)** are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d)** establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e)** optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f)** create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.9 Paragraph 130 states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."

5.10 Paragraph 131 also explains that "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or

help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

6. CONCLUSION:

It is our understanding that the development given the relationship between the site; its previous use as B&B/HMO and the neighbours, would cause no loss of character or amenity. The principle of the proposed development to create additional housing at 13 Addington Road is strongly supported by the NPPF 2018, with Section 2 – Achieving sustainable development explaining the need “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”.

Section 5 which relates to the delivery of sufficient supply of homes also states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

All the proposed changes for the application site have been purposefully designed to provide the required internal conversion of the dwelling, whilst also ensuring that the appearance of the application property harmonises with the general street scene of Addington Road and would complement Alexandra Road Conservation Area.

As the proposal would also cause no overshadowing, loss of sunlight, unreasonable noise and disturbance, overlooking or loss of privacy, and it is strongly asserted that the proposed development would respect the amenity of adjoining properties and the locality generally and thus accords with all Local and National Policies.