

CDS

Town Planning and Project Management Services

Planning Statement

Proposals for Extensions and Conversion to Residential (C3 use)

4 Kidmore Road, Reading, RG4 7LU

CDS Ref: 18/4005

April 2019



RTPI

Chartered Town Planner

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1. Introduction

- 1.1. This statement is prepared in support of a planning application for 8 new homes at no.4 Kidmore Road within the jurisdiction of Reading Borough Council. The purpose of this statement is to assess the application, the site and its purposes for development against national and local planning policy.

2. Site Description

- 2.1. The site is located on the east side of Kidmore Road, which is predominantly a residential street.
- 2.2. The site has a single detached building, currently in use as a Care Home.
- 2.3. There are no flood risks to the site or is in proximity to any listed building.



Aerial Image

3. Proposals for Re-Development

- 3.1. The proposals forming part of this application include the extensions to the property and the conversion of the Care Home (C2 use) into 8 new apartments.

4. Planning History

- 4.1. The site has had the following key planning applications –

- 1) 131164 – Extensions to the Care Home and new care unit in garden – 16/12/2013 – Refused
- 2) 121497 - Two storey side extension, single storey side and rear extensions, and a single storey rear extension to form a 9-bedroom dementia care unit joined by a walkway, with associated parking – 17/12/2012 – Withdrawn
- 3) 101903 – Outline Application for Three Dwellings – 13/12/2010 - Refused
- 4) 100433 – Extensions to the Care Home – 02/09/2010 - Approved
- 5) 061360 – Extensions to the Care Home – 24/07/2007 - Approved
- 6) 021140 – Extensions to the Care Home – 10/04/2002 - Approved

5. Planning Policy

- 5.1. Section 38(6) of the Act requires that local planning authorities must determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

The National Planning Policy Framework (Revised 2018)

- 5.2. NPPF is over-arching Government planning policy for England and sets out the Government's requirements for the planning system. On 24th July the Government Revised the Framework and generally seeks to ensure the Planning System delivers Sustainable Development, meeting the needs now and in the future. Fundamentally for this pre-application, the revised NPPF seeks to boost house building (particularly on allocated sites) and to positively plan for and assist community facilities.
- 5.3. Key NPPF provisions include: -
- Para 7 - 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.
 - Para 8 – Sustainable Development
 - Para 11 – Presumption in Favour of Sustainable Development
 - Para 20 – Strategic Policies – *‘Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, community facilities’*

- Para 34 – Development Contributions
- Para 38 – Decision Making – *‘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.’*
- Para 47 – Determining Applications – *‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.’*
- Para 54 – Planning Conditions – *‘Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.’*
- Para 59 – Delivering New Homes – *‘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.’*
- Para 68 – Delivering Small Sites – *‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.’*

- Para 182 – *‘Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities’*

The Reading Borough Local Development Framework – Adopted Core Strategy (2008, altered 2015)

- 5.4. Key strategic policies of the Core Strategy include: -
- 5.5. CS1: Sustainable Construction and Design
- 5.6. CS2: Waste Minimisation
- 5.7. CS4: Accessibility and Intensity of Development
- 5.8. CS5: Inclusive Access
- 5.9. CS7: Design and the Public Realm
- 5.10. CS14: Provision of Housing
- 5.11. CS15: Location, Accessibility, Density and Housing Mix
- 5.12. CS16: Affordable Housing
- 5.13. CS20: Implementation of Reading Transport Strategy
- 5.14. CS23: Sustainable Travel and Travel Plans
- 5.15. CS24: Car / Cycle parking
- 5.16. CS28: Loss of Open Space
- 5.17. CS30: Access to Open Space
- 5.18. CS34: Pollution and Water Resources

5.19. CS36: Biodiversity and Geology

5.20. CS38: Trees, Hedges and Woodland

Site and Detailed Policies Document (2012, altered 2015)

5.21. SD1: Presumption in Favour of Sustainable Development

5.22. DM1: Adaptation to Climate Change

5.23. DM3: Infrastructure Planning

5.24. DM4: Safeguarding Amenity

5.25. DM5: Housing Mix

5.26. DM10: Private and Communal Outdoor Space

5.27. DM12: Access, Traffic and Highway-related Matters

5.28. DM16: Provision of Open Space

5.29. DM17: Green Network

5.30. DM18: Tree Planting

5.31. DM19: Air Quality

5.32. SA1: South Reading Development Principles

5.33. SA2: South Reading Strategic Development Sites

5.34. SA14: Cycle Routes

5.35. SA16: Public and Strategic Open Space

Supplementary Planning Documents

Affordable Housing (July 2013)

Revised Parking Standards and Design (Oct 2011)

Employment, Skills and Training (2013)

Planning Obligations under S106 (April 2015)

Sustainable Design and Construction (July 2011)

South West Reading Planning Brief (April 2000)

6. Planning Assessment

- 6.1. In reviewing the existing site, the context of the current location we draw on the following key considerations.

Principle of Use

- 6.2. The site falls within the existing settlement of Caversham and is considered to be a brownfield site in a sustainable location. There are no ground conditions or other environmentally sensitive receptors that would prevent the site from being re-developed. The land does not lie within the flood plain or proximity to any statutory listed building. The site is outside a conservation area. Overall, the site would represent a sustainable form of development to bring forward new housing within an existing settlement.
- 6.3. The proposal would result in new housing replacing a closed Care Home. Council policy generally seeks to retain health facilities that serve a wider purpose for the community. Care Homes are not specifically listed as community facilities in the Local Plan, and the subject site, when operational had limited bed spaces. The Care Home has been closed for two years and there has been no demand for this type of accommodation at the site.
- 6.4. In 2013 the applicant's sought to extend the care home and provide additional care facilities. This application was refused and subsequently dismissed at appeal. The application site, does not lend itself to a Care Home use, due to its size, location and limited nature that in order to create a viable Care Home business, significant additional rooms are required.
- 6.5. The Care Home has been closed for circa two years, in the right and proper interests of planning alternative uses are sought at this brownfield site within the existing settlement.

Quantum of development

- 6.6. The proposed development seeks to extend the existing building whilst converting the property into a residential use. The proposed extensions would be no higher than the existing building and would be well set in from the boundaries. The design of the scheme has evolved to ensure that the architecture character of the building has enhanced and would not be an over development of the site.
- 6.7. Proposed are 8 apartments and 10 car parking spaces to serve future occupiers.
- 6.8. The proposal is considered to be an acceptable quantum of development, in keeping with the character and appearance of the area, and would not result in any negative impact on the amenities currently enjoyed by neighbouring occupiers.

Character and Design

- 6.9. The planning application submission is supported Colony Architects, project architects for the scheme. Colony Architects are a leading locally based architectural practice having significant experience designing community and residential properties.
- 6.10. Core Strategy Policy CS4 requires that developments should be of a scale and density related to its level of accessibility or upgraded accessibility. CS7 states that all developments must be of high quality design that maintain and enhance the character and appearance of the area of Reading in which it is located.
- 6.11. Care and attention has been made to ensure that there is a sympathetic approach to the constraints of the site, and the neighbouring impacts onto residential houses.
- 6.12. The elevations and general design has evolved during concept stage to ensure the quality of the elevations for the residential buildings through use of brickwork and detailing and

positioning of window openings. It is considered that the design of the scheme would enhance the quality and character of the area and would be a successful integration within this part of Caversham.

- 6.13. The scheme has been designed, at its heart to create a true sustainable mix of residential accommodation of high quality living standards.

Impact on Amenity of Neighbouring and Future Residents

- 6.14. The key principle for safeguarding amenity for existing and proposed residents are set out in Policy DM4 and with respect to private and communal amenity space in Policy DM10.
- 6.15. The proposal seeks to introduce a residential C3 use to the site, whilst extending the building to form new housing accommodation to the local market.
- 6.16. Care and attention has been given to ensure that there would be very little impact in terms of outlook, light and privacy issues to neighbouring occupiers.
- 6.17. The 8 new homes would represent high level living standards and would all have an excellent amount of private amenity space.
- 6.18. The proposals are considered to have an acceptable impact on the living conditions of neighbouring occupiers and would provide for an excellent living environment for new residents.

7. Summary

- 7.1. The proposals would replace a poorly functioning Care Home with a high quality new residential (C3 use) which would respond positively to the character of the local area and the wider streetscene.
- 7.2. The proposals are considered to have an acceptable impact on the amenities currently enjoyed by neighbouring occupiers whilst bringing forward high quality living standards.
- 7.3. The following keys benefits are provided within the scheme –
- 1) The delivery of much needed new homes in a sustainable location;
 - 2) Environmental improvements bringing the existing building up to modern standards;
 - 3) Sustainability improvements through the design of modern energy efficient building;
 - 4) Ecological and Biodiversity enhancements through additional landscaping and planting.
- 7.4. Officers are respectfully asked to support the application. In the interest of proper planning Officers are requested to contact the agent should there be any queries.