

DELEGATED APPLICATION REPORT

Target Date: 03/03/2018
EoT Date: 20/03/2019

Application No: 190023

Ward: Whitley

Address: 85-87 Longships Way, Reading, RG2 0AJ

Proposal: The conversion of two four-bedroom dwellings into one four-bedroom dwelling, with the erection of a single storey orangery to the rear elevation.

Case Officer: James Overall

Site Description and Surrounding Area

The application site comprises of x2 three storey terraced properties, of which one forms the end terrace. They are located on the eastern side of Longships Way, and are currently under construction.

Proposal

The proposal involves the conversion of both properties, which are to be 4-bed dwellings into one 4-bed dwelling. An orangery is also proposed to be constructed to the rear elevation of the properties.

Plans Considered

Plan Type	Description	Drawing Number	Date Received
Location & Site Plan		1826/20/05 Rev A	7 Jan-19
Drainage Plan	Proposed	1826/20/05 Rev A	7 Jan-19
Elevations	Proposed	1826/20/02 Rev A	7 Jan-19
Floor Plans	Proposed	1826/20/01 Rev B	7 Jan-19
Roof Plans	Proposed	1826/20/00 Rev B	7 Jan-19
Drainage Plan	Existing	1826/10/05 Rev A	7 Jan-19
Elevations	Existing	1826/10/02 Rev B	7 Jan-19
Floor Plans	Existing	1826/10/01 Rev B	7 Jan-19
Roof Plans	Existing	1826/10/00 Rev B	7 Jan-19

Relevant Planning History

None.

Consultation Responses

The following neighbouring owners and occupiers were consulted by letter:

- 89 Longships Way

A site notice was displayed.

It's important to note that the construction of this terrace has not been completed.

Environmental Health

The Environmental Health department were consulted on 16th January 2019. Their comments received on 18th January 2019 state:

"Environmental Protection concerns

- *Construction and Demolition phase*

Construction and demolition phases - extensions / renovations

We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

I recommend the following informative is attached to help prevent complaints.

Recommended Informative

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site”.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (NPPF)

Nation Planning Practice Guidance (NPPG)

Reading Borough Local Development Framework Core Strategy (2008)

Policy CS1: Sustainable Construction and Design

Policy CS2: Waste Minimisation

Policy CS7: Design and the Public Realm

Policy CS15: Location, Accessibility, Density and Housing Mix

Policy CS17: Protecting the Existing Housing Stock

Policy CS24: Car/Cycle Parking

Policy CS34: Pollution and Water Resources

Sites and Detailed Policies Document (2012)

Policy SD1: Presumption in Favour of Sustainable Development

Policy DM4: Safeguarding Amenity

Policy DM5: Housing Mix

Policy DM8: Residential Conversions

Policy DM10: Private and Communal Outdoor Space

Supplementary Planning Guidance

Residential Conversions SPD (2013)

Revised Parking Standards and Design SPD (2011)

Appraisal

The proposal is seeking planning permission to convert two 4-bed dwellings (which are currently being constructed, but are approaching their final stages of completion) into one 4-bed dwelling.

The main issues to be considered are:

- i) Principle
- ii) The impact on neighbouring amenity
- iii) Effect upon character of the dwelling and surrounding area
- iv) Housing Mix

(i) Principle

Policy CS17 relates to protecting the existing housing stock. The Policy states; *“Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances. Planning permission will not be granted for a net loss in the number of residential units or gross floor area”*.

The proposal will result in the loss of one 4-bed dwelling, and therefore is contrary to Policy CS17 of the Core Strategy (2008).

The applicant’s argument as to why this should be deemed as an exception circumstance is because *“the homes are inadequate for any family, [not only the applicants]. The rooms have been poorly designed and cannot fit beds with the ability to walk around them which is a basic requirement of a room and now a requirement of Part M. The builder lied and placed smaller beds without dimensions into the drawings and deceived the clients”*.

Although the Policy does not give examples of what the exceptional circumstances might include, the reason given by the applicant does not seem to fit with what the Policy intends. As such the proposed scheme is considered to not comply with Policy CS17 of the Core Strategy (2008), and therefore will be negatively impact the housing stock.

Further to this, the nationally described space standards provides the following table:

Minimum gross internal floor areas and storage (m2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

Note: that the standards for 1, 2, 5 and 6 bedrooms can be found at the previously mentioned website

The existing property (No.87 Longships Way) has a GIA of ~113.23 square metres; and No.85 Longships Way is similar. These floorspaces are considered to be large 4-bed houses when compared to the national space standards.

(ii) The impact on neighbouring amenity

Policy DM4 of the Sites and Detailed Policies Document states, “... *Development will not cause a significant detrimental impact to the living environment of existing or new residential properties...*”

The proposal involves the erection of a single storey orangery, which will protrude by 3 metres, with a width of 7.42 metres. 85 Longships Way is the end terrace, and there is no neighbouring property on the southern side of the site. The orangery will be situated 5.775 metres away from the boundary with No.89 Longships Way. The proposed orangery will have a flat roof with a maximum height of 2.995 metres.

As the only external alteration proposed as part of this application is the orangery to the rear of the properties, this is considered to not have a detrimental impact upon the amenity of neighbouring properties in regards to overlooking, overshadowing and/or outlook.

(iii) Effect upon character of the dwelling and surrounding area

The only external alteration proposed as part of this application is the orangery to the rear. This will not be visible from a public vantage point, and as such it is considered that there will not be any impact upon the character of the dwellinghouse or the surrounding area.

(iv) Housing Mix

Policy CS15 relates to the location, accessibility, density and housing mix.

The Policy states; “*The appropriate density and mix of residential development within the Borough will be informed by:*

- *An assessment of the characteristics, including the mix of uses of the area in which it is located;*
- *Its current and future level of accessibility by walking, cycling and public transport, as defined in Policy CS4;*
- *The need to achieve high quality design in accordance with Policy CS7; and*
- *The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.*

Developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, in accordance with the findings of a housing market assessment. The mix of dwellings should include an appropriate proportion of units designed to the Lifetime Homes standard.

Net densities of below 30 dwellings per hectare will not be acceptable. Indicative density ranges based on draft PPS3 are set out below:

Location			
Town Centre	Urban¹	Accessible Suburban²	Less Accessible Suburban³

¹ Areas that are generally denser than more suburban areas and comprise a mix of residential and employment areas.

² Areas of medium housing density, which are predominantly residential in character and are easily accessible to services and public transport routes.

Above 70	40-75	35-55	30-50
Density Range (Dwellings per ha)			

Policy DM5 of the Sites and Detailed Policies Document (2012) relates to housing mix and states; *“On new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations.*

Planning decisions will ensure that all new-build dwellings in any location will be built to ‘Lifetime Homes’ standards, having regard to all other material considerations”.

The two properties within the application site were originally approved under a major outline application for 1,150 dwellings. A revision application dealt with the northern part of the site, which looked to increase this to 1,368 dwellings.

It is considered that since there were a large number of dwellings approved alongside the applicant’s properties, the percentage change would be so minor, that the loss of one 4-bed property would not have a detrimental impact upon the housing mix.

Conclusion

On balance it is considered that the proposal to convert two 4-bed properties, into one large 4-bed properties will have a negative impact upon the housing stock and does not comply with Policy CS17 of the Core Strategy (2008).

As such the proposal is unacceptable in principle, as should be refused.

There would be no objection to an application for a rear extension to both properties, but both properties must remain as two independent dwellings.

RECOMMENDATION

Refuse Planning Permission

³ Areas of medium housing density, which are predominantly residential in character and are not easily accessible to services or public transport routes. This category replaces the rural category set out in Draft PPS3.