



Planning Supporting Statement

20 Coley Hill

Reading

RG1 6AE

1. The Site & Proposal

The application site comprises a two-storey detached property, situated on the western side of Coley Hill.

The proposal is for extensions to the property, involving the demolition of a conservatory and replacing the garage with an extension, as well as adding in a porch at entrance and windows in the roof for a loft conversion.

2. Supporting Information submitted with the full plans application

- Location Plan & Block Plan
- Existing Floor Plans
- Proposed Floor Plans
- Existing Elevations
- Proposed Elevations
- Existing Sections
- Proposed Sections
- Design & Access Statement
- Planning Support Document
- Former Unimplemented Proposal: Former Proposal for 20 Coley Hill

3. Relevant Planning History

App. No.	Description	Outcome
980814	2 storey side and rear extension. Renewal of previous application.	Application permitted on 16 Feb. 99.

4. Relevant Planning Policy and Guidance

The following local and national planning policy and guidance have been addressed as part of this application.

National Policy

National Planning Policy Framework (NPPF)

Nation Planning Practice Guidance (NPPG)

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

Policy CS1: Sustainable Construction and Design

Policy CS2: Waste Minimisation

Policy CS4: Accessibility

Policy CS5: Inclusive Access

Policy CS7: Design and the Public Realm

Policy CS18: Residential Conversions

Policy CS24: Car/Cycle Parking

Policy CS33: Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document (2012, altered 2015)

Policy SD1: Presumption in Favour of Sustainable Development

Policy DM4: Safeguarding Amenity

Policy DM6: Affordable Housing

Policy DM8: Residential Conversions

Policy DM9: House Extensions and Ancillary Accommodation

Policy DM10: Private and Communal Outdoor Space

Policy DM12: Access, Traffic and Highway-Related Matters

Emerging Local Plan - Submission Draft Reading Borough Local Plan (March 2018)

Reading's Draft Local Plan has been subject to Examination by the Secretary of State and is likely to be adopted by early 2019 at which point the policies will fully apply.

Supplementary Planning Guidance

Residential Conversions (2013)

Revised Parking Standards and Design (2011)

Revised Sustainable Design and Construction (2011)

The Town and Country Planning (General Permitted Development) (England) Order 2015

A Design Guide to House Extensions (2003)

Russell Street/ Castle Hill Conservation Area Appraisal (2004)

5. Proposals for Change of Use from 3 bedroom C3 dwelling to two self-contained flats.

- a) Pre-application advice 190072 states that application 980814, submitted on 16 February 1999, for a 2 storey side and rear extension has been “implemented” and as a consequence the original floor area of this property was well below 120m² and consisted of 2 bedroom dwelling.

Supporting plan: “Former Proposal for 20 Coley Hill,” clearly indicates existing floor plans and elevations match the current layout of this property; more importantly, the proposed layout of new garage, extended dining room and enlarge kitchen on ground floor and two additional bedrooms, one with en-suite, plus an enlarged bedroom on first floor have not been implemented.

Current layout consists of: Garage, conservatory, sitting room, kitchen, living room on ground floor. 3 bedrooms, bathroom and water closet on first floor.

Unimplemented former proposal consisted of: Garage, dining room, kitchen, water closet, and lounge on ground floor. Four bedrooms (one en-suite), bathroom and water closet on first floor.

Furthermore, no evidence of variation to brick colour, mortar, toothing or straight joints to the building’s sides and rear elevations are present to suggest the building has been extended, as noted on photographs below.



“Two storey side extension not present in the photograph.



Absence of brick colour / mortar variation and brickwork tooting or vertical joints, suggests the proposed extension has not been implemented.



Annotation as on left also applies to north elevation.



Rear elevation relates to existing plans of both former and current proposals. Two storey rear extension has not implemented.

Existing floor areas:

Ground & first floor including conservatory	123.25m ²
Garage	15.3m ²
Air-raid shelter	5.5m ² .

Policy DM8 of the SDPC requirements for minimum gross floor area has been exceeded. Contrary to the planning officer's conclusion and since the proposal complies with Policy DM8 of SDPD; we wish to make a change of use application to convert existing 3 bedroom C3 dwelling house (external gross floor area 123.25m²) to two self-contained flats.

b) Policy CS1: Sustainable Construction and Design

Alterations and refurbishment work will include works to make improvements to the property's energy performance, from the current rating of E to a target rating of C. Resulting in CO₂ reduction and lower energy running costs for the occupants.

Improvements will be carried out to the thermal resistance of external walls, windows, roofs; including new loft conversion. Orientation of the dwelling provides a south facing roof slope for potential solar panel installation.

c) Policy CS2: Waste Minimisation

Brickwork and timber arising from demolition will be reused in the construction; brickwork to elevations not visible from the public realm. Even the brick air raid shelter will be retained and used for amenity purposes.

d) Policy CS4: Accessibility

20 Coley Hill is within walking distance of Reading town centre and close to good public transport. Cycle storage will be provided for each flat to encourage use of sustainable transport.

e) Policy CS5: Inclusive Access

Level approach will be installed to raise ground level to finish flush with new entrance level to proposed flats.

f) Policy CS7: Design and the Public Realm

Refer to Design and Access Statement.

g) Policy CS18: Residential Conversions

Existing garage to south elevation is being replaced with a bedroom and new porch proposed to new side flat entrances; overall footprint is being reduced and pitch roof proposed to maintain the character and appearance of the area. Character of the surrounding area is further enhanced by use of facing brick to new extension to match existing brick in terms of colour, replacement windows to match existing fenestration, including use of stained glass to south elevation.

Brickwork and metal railing to east boundary will enhance the character of the local area. External amenity space is being maintained for private external space use; sufficient on-site car parking spaces are proposed. Household waste, recyclable and garden waste bin storage provided at easily accessible locations.

h) Policy CS24: Car/Cycle Parking

Space for adequate on-site car parking and cycle storage is proposed on the curtilage of 20 Coley Hill.

i) Policy CS33: Protection and Enhancement of the Historic Environment

Setting back of porch and single storey side extension, retaining stained glass to south elevation windows, brick and railings treatment to the

boundary, visible from the public realm, enhances the local environment.

j) Policy SD1: Presumption in Favour of Sustainable Development

Housing supply provision through residential conversions is sustainable development in the use of natural resources; this proposal protects and increases the housing stock desperately needed in Reading.

k) Policy DM4: Safeguarding Amenity

This proposal safeguards the amenity in terms of privacy and overlooking, access to sunlight and daylight, the proposal is not visually dominating or overbearing; an acceptable living environment is maintained.

l) Policy DM6: Affordable Housing

We would be willing to agree to a financial contribution towards affordable housing provision elsewhere in the borough.

m) Policy DM8: Residential Conversions

The proposal respects the physical character of the area as demonstrated earlier, no loss of single family housing is proposed, instead suitable family accommodation of 2 units of 2 bedroom self-contained flats are proposed.

Proposed alterations are within the confines of existing building and new extension, to reduced area of overall footprint of the building and safe guard the amenity as noted earlier; this approach will present no adverse impact to the neighbouring properties.

Sound insulation between flats will be upgraded to comply with building regulations requirements. Bins and cycle store will be located at ground level with easy access, to appropriate size and standard.

20 Coley Hill exceeds 120m² gross floor area; all units proposed are suitable for family occupation, consisting of two bedrooms. Individual units exceed minimum internal floor standard and headroom requirements.

n) Policy DM9: House Extensions and Ancillary Accommodation.

An acceptable extension and porch design is proposed that respects the character of existing dwelling in terms of scale, location, materials and design.

Character of neighbouring properties and the street is respected without infringing on the building line.

o) Policy DM10: Private and Communal Outdoor Space

Functional private outdoor spaces are proposed with suitable sitting-out area, children's play area, waste storage and composting, outdoor storage and drying areas.

p) Policy DM12: Access, Traffic and Highway-Related Matters

Improving and creating new road access will be constructed to adopted standards of Highways Authority and will not have a detrimental impact of the safety of road users, including pedestrian and cyclists.