

PLANNING STATEMENT

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1. Introduction

1.1 This statement has been produced by MZM Associates Pegasus Group on behalf of
for an application at Timothy Kehoe

1.2 The application is for the erection of 1 house¹ with associated parking, to the rear of 292 Henley Road, Reading.

The current scheme seeks to make efficient and effective use of the site whilst ensuring the layout would respect the character of the area.

1.3 This statement is accompanied with the following documents

- Site Location Plan
- Proposed Site Plan
- Proposed Floor Plans and Elevations
- Proposed Street Elevations

2. Policy CS1 Sustainable Construction and Design

Policy CS1 relates to sustainable design and construction and seeks proposals for new developments to use energy, water, minerals, materials and other natural resources appropriately.

It is envisaged that the new dwellings will be constructed from locally sourced materials. The new dwellings would be fitted with measures to minimise water use and energy such as dual flush toilets. The proposal will take a fabric first approach to propose a highly insulated building, with low u-value windows, walls, floor and roof. The proposal will also propose 100% led lighting, secondary heat source via renewable source, (Either Air source heat pumps and or Wood Burner).

The proposal will seek to achieve Eco Homes Very Good, as set out in policy CS1

Policy CS4 Accessibility and the Intensity of Development

The scale and density of development within the Borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and

facilities.

The site is very well located in public transport terms, with access to regular bus facilities immediately opposite, providing easy access to the centre of Reading. In addition to this there are a range of local facilities.

Policy CS6 Settlement Boundary

Policy CS6 seeks to direct all new development within the defined settlement boundary. Land outside of this area primarily constitutes open space, wildlife, floodplain and major landscape designations where it is unlikely that development would be acceptable.

The site is located within a settlement boundary, as such the principle of development is acceptable in this location.

Policy CS7 Design and the Public Realm

The Council require that the development must be of high design quality that maintains and enhances the character and appearance of the area of Reading which it is located. The various components of development form below will be assessed to ensure the development contributes towards the urban design objectives.

-Layout: urban structure and urban grain

The layout is consistent with the approved scheme for 1 dwelling. The proposed dwellings sits in line with houses along Maytree Walk and is consistent with the local density and urban grain.

-Landscape

New screening is proposed between the development and no. 292 Henley Road. Development. This is in keeping with the character of the rest of the street which contains many examples of enclosed dwelling boundaries made up of various tree and vegetation growth.

-Density

The density of the site would be comparable to the new houses to the rear of Hawthorne Road, where May tree walk has been extended.

-Scale height and mass

The proposed dwellings on site would be similar to the approved dwellings. to the rear of Hawthorne Road, where May tree walk has been extended.

-Architectural details and materials

The proposed and existing (as approved) street elevation plans demonstrate a similar building design to the previously approved dwellings on site. This would be consistent with the wider character of the area and

Policy CS7 also states that developments will also be assessed to ensure it makes a positive contribution to the urban design objectives. These are as follows:

- Character
- Identity and sense of place
- Continuity and enclosure
- Quality of the public realm
- Ease of movement
- Legibility
- Adaptability
- Diversity

Continuity and legibility has been established through a clear street line which follows the existing line of development of the houses along Maytree Walk.

Parking area shown to the front of the dwellings allows for safe vehicle access, turning and secure parking in a location similar to that already.

Landscaping to the front, and along the boundaries ensures a high quality public realm which reflects the character of Southcote Lane.

Policy CS15 Location, Accessibility, Density and Housing Mix

This sets out that the appropriate density and mix of residential development within the borough will be informed by the characteristics of the area, the level of accessibility by walking cycling and public transport, the need to achieve high quality design and the need to minimise environmental impacts.

The site falls within the councils 'accessible suburban' area, where densities of between 35-55 dwellings per hectare are sought. The proposal would result in a total density of approximately 33.33 dwellings per hectare, marginally below the council's requirement.

Policy CS22 Transport Assessments

Policy CS22 advises that planning permission will not be granted unless development proposals make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport. The development will utilise the existing access on site. This allows for safe and easy access to the dwellings and parking area for vehicles and pedestrians. A new vehicle access driveway is proposed, which provides pedestrian visibility splays.

Policy CS24 Car/Cycle Parking

The Council will apply maximum standards in relation to the accessibility of the location. The site is located within Zone 3 as defined within the Parking Standards Supplementary Planning Guidance. The standards require 2 spaces per unit for the proposed 4 bed houses.

The scheme provides 3 spaces which would be above the the council's adopted parking standards.

The Council set out a minimum of 2 cycle spaces per unit for a 4-bed dwelling house. Cycle parking can be provided within the rear gardens of the new dwellings and will therefore meet these standards.

Policy CS38 Trees Hedges and Woodland

There are no trees on site of any note:

DM4 Safeguarding Amenity

There are no windows serving habitable rooms exist on the side elevations of the proposed dwellings.

There is no direct overlooking between the proposed properties and the dwellings closest. These properties are either flank on or well screened by trees along the boundaries.

Policy DM6: Affordable Housing

PLEASE NOTE APPLICANT IS SEEKING ADVISE RE: VIABILITY

Policy DM6 sets out the threshold for affordable housing in the borough. This states that in sites of 1-4 dwellings a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing. In cases where proposals fall short of policy targets as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer or landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

The NPPF indicates that obligations should be weighed against viability considerations. This application is submitted with a viability report which provides appraisal figures demonstrating that it would not be viable to provide an affordable housing contribution.

The proposed house would nonetheless increase affordability of housing in the local market as acknowledged by the NPPF, by adding to the mix and supply of family housing.

DM10 Private and Communal Outdoor Space

This policy seeks to ensure that houses are provided with a functional private space. The design of the outdoor space will respect the size and character of other similar spaces in the vicinity as well as ensure the spaces are appropriately related to main entrances and enhance safety. The space should not be compromised by the relationships of other buildings which may be detrimental in terms of overlooking, overbearing and over shadowing.

The new dwellings benefit from private garden space. The size of the gardens are proportionate to the size of the dwelling they serve. No other properties would look directly onto the gardens to the rear.

DM11 Development of Private Residential Gardens

Policy DM11 relates to new residential development that includes land within the curtilage or the former curtilage of private residential gardens. Development will be acceptable where:

- Where the proposal makes a positive contribution towards the character of the area in terms of layout, hard and soft landscaping, building height, materials and elevational detail and the arrangements of doors and windows.
- 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.

- The proposal includes access which meets appropriate highways standards
- There is no detrimental impact on the amenity of adjacent occupiers
- The emphasis is on family housing
- The development would not have an adverse impact on biodiversity and fragmentation of blocks of gardens.
- The development does not prejudice the development of the wider area.

The proposal land is currently not used as a private residential garden.

The design and character of the proposal scheme has been justified within this statement, it is in keeping with the surrounding area, in particular with the adjacent properties on Maytree Walk. The parking and access is in accordance with the Council's highways standards. The linear layout and positioning of windows ensure there is no detrimental impact on the adjacent properties, in addition to this, sufficient distances are proposed between the new and adjacent properties. There is no reason to suggest that this development would prejudice any development in the wider area. The scheme provides 4-bed accommodation, suitable for small families.

DM12: Access, Traffic and Highway-Related Matters

Where the proposal would result in the generation of additional trips on the transport network consideration will be given to the effect on safety, congestion and the environment. The Council will permit development where the development would not have a material detrimental impact on the functioning of the transport network, it would not be detrimental to the safety of users of the network including pedestrians and cyclists.

DM18 Tree Planting

Policy DM18 requires the provision of tree planting within the application site or off-site in appropriate situations. This is required to maintain tree coverage within the borough and to enhance the character and appearance of the area of which a site is located.

The proposed tree plan (drawing PL-02) demonstrates the provision of 2 new trees on-site with additional planting proposed acting as a screen between 292 Henley Road and the proposed new dwellings. Further details of this planting can be secured via condition. The planting scheme ensures tree coverage in the Borough is retained and the additional trees would soften the character of the proposed plot

The development will contribute towards local infrastructure through CIL

3. Conclusion

This statement has initially set out that the site is located within the settlement boundary of Reading within the suburban area of Caversham.

It has been demonstrated that the scale of development would make efficient use of the large site which could comfortably accommodate one dwelling house and that the density and mass of the development would relate well to the surrounding area.

The proposal therefore accords with policies CS1, CS4, CS7, CS15, CS22, CS24 and CS38 of the Core Strategy, policies DM4, DM6, DM10, DM11, DM12, DM18 of the

Council's

Detailed Policies Document. The scheme has been shown to represent sustainable development, contributing towards the economic, social and environmental objectives within the NPPF. It is therefore respectfully requested that planning permission be granted.