

Planning, Design, Access and Sustainability Statement

39 BRUNSWICK HILL
READING

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Introduction

This statement is submitted in support of a planning application by Mr Eric Benjamin for the erection of a building comprising of 9No. flats, following the demolition of the existing buildings at 39 Brunswick Road, Reading.

The Design and Access element of the Statement has been produced in accordance with guidance published by the Commission for architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

The application is accompanied by the following reports:

- i) Planning, Design and Access Statement – Davis Planning Ltd
- ii) Ecological Survey – Arbeco Ltd
- iii) Tree Survey and AIA – Tree Management Consulting LLP
- iv) Viability Report – S106 Management
- v) Environmental Noise Assessment – Paragon
- vi) Vibration Assessment – Paragon
- vii) Affordable Housing, Energy and Sustainability – Davis Planning Ltd
- viii) Bat Building Assessment – Arbeco
- ix) Air Quality Assessment – Air Quality Consultants Ltd
- x) Heritage Statement – Asset Heritage Consulting

1 The Site and Surroundings

The site lies within the defined urban area of Reading in a highly sustainable location close to a range of services and transport links including Reading West Railway Station which lies approximately 500m to the south east of the site.

The site is located on the western side of Brunswick Hill, Reading and comprises of an existing dwelling of substantial scale, with a three storey gable on the front elevation and a two and a half storey element on its southern side. The existing building fronts onto Brunswick Hill and benefits from a vehicular access on its northern side. There is also a single storey garage on the northern side of the dwelling, within its curtilage. It also benefits from a relatively large rear garden which backs onto railway land. The railway is sunk into a cutting. There are a number of trees in the rear garden of the property. Land levels across the site drop from north to south.

The front boundary of the site is formed by a brick wall of varying height, with two sets of entrance gates. Other boundaries are defined by walls, fences, trees and hedges.

The surrounding area is highly mixed in character, comprising of 2 – 4 storey detached and semi-detached houses of varying styles including purpose built modern blocks of flats and a number of larger properties, some of which have been converted into flats. A feature of these higher density development is the accesses and parking arrangements which are often provided to the rear of the properties.

To the north of the site is No.35 Brunswick Hill which is a detached two storey dwelling which fronts Brunswick Hill. Beyond this are a number of semi-detached properties of varying age, architectural style and scale. To the south of the site are a number of mainly two storey detached and semi-detached dwellings. There is a large 3-storey flatted scheme on the western side of Brunswick Hill at its junction with Tilehurst Road. On the opposing corner, there is a further 3-4 storey flatted scheme. Overall the existing street scene is highly mixed in character and appearance. The current proposal is to create a flatted development of a high quality design.

Multiple flat development up to 4 storeys in height on corner of Brunswick Hill



3 storey modern flats in Brunswick Hill with frontage and rear parking



Access to garage court directly opposite the application site



3-4 storey building on corner of Brunswick Hill/Argyl Road



3 Planning History

The planning history of the site is as follows:

05/00886/OUT – Demolition of nos.35-39 and erection of 5no. 4-bed town houses. Refused on 1st November 2005 on the following grounds:

- Failure to recognise the individuality and mixture of properties in the area;
- Overbearing impact on no.33;
- Insufficient density (i.e. below 30dph);
- Dominating impact of hardstanding at the front of the site;
- Failure to enter into a S106.

891317 /891318 – Demolition of existing house and garage, construction of 10 flats with associated car parking. Refused.

The most recent history relates to an application submitted in 2017 to demolish the building and erect 10 apartments (ref.171719). The application was refused on 15.03.2018 for a number of reasons. The decision was the subject of an appeal which was dismissed on 14.11.2018. In dismissing the appeal, the Inspector made the following points:

- i) The building does not warrant inclusion on the Council's local list as there is little in its form, siting, landscape or plot arrangement that makes it remarkable (para.5);
- ii) Its heritage interest has more than sufficient architectural significance to be a material consideration in determining the appeal. The Framework requires a balanced judgement to be made in these circumstances and the total loss of the heritage asset would conflict with Policy CS33 which weighs against the proposal (para.6);
- iii) The building would appear uncharacteristically wide from the front, and its northern flank would appear unusually long and lacking in articulation. Whereas the entrances to the houses on this side of the street tend to lead through front gardens, the proposed entrance would be access off the side road to the rear car park. The domestic scale of the entrance and its ancillary position does not suggest it is the common entry to 10 flats (para.7);
- iv) The higher eaves of the proposal would step upwards from its neighbour up the hill rather than downwards. With exclusively hipped corners, the largely mono pitched enclosure around the high level flat roof would appear the poor relation to the street, and conspicuously so in views down the hill. The effects of its mass would be a building of uncharacteristically great bulk, incompatible with the closer grained scale of the houses beside it and the finer texture of their modelling (para.8);

- v) The proposal would not provide an appropriate mix of dwellings (paras.12-16);
- vi) The appellant has demonstrated the scheme is not viable with affordable housing and therefore there is no conflict with Policy DM6 (paras.17-18);
- vii) The proposal provides acceptable living conditions for future occupiers (paras.23-24);
- viii) The proposal provides suitable access to the parking area (paras.25-27).

4 Relevant Planning Policies

Government Guidance

National Planning Policy Framework (2019) The Revised NPPF sets out the Government's planning policies and how these should be applied. It confirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The NPPF must be taken into account in the preparation of the development plan and is a material consideration in planning decisions. Paragraph 212 of the NPPF confirms that the policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.

Paragraph 7 of the revised NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states that in achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective. Paragraph 10 states that '*So that sustainable development is pursued in a positive way, at the heart of the framework is a **presumption in favour of sustainable development** (paragraph 11).*

The presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making.

Chapter 4 states that in determining applications, local planning authorities may give weight to relevant policies in emerging plans according to:

- *The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*

- *The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;*
- *The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given);*

Chapter 11 is concerned with making effective use of land. Paragraph 117 states that planning policies and decision should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places

Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

Chapter 12 is concerned with achieving well designed places. It 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 and helps to make development acceptable to communities.

Paragraph 127 states 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 well-being, 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.

Paragraph 197 states that the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing up applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015)

The following policies are considered relevant:

Policy CS1 – Sustainable Construction and Design. Requires the design and site layouts to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Policy CS4 – Accessibility and the Intensity of Development. States that the scale and density of development within the Borough will be located to its level of accessibility by walking, cycling and public transport to a range of services and facilities.

Policy CS7- Design and the Public Realm. Requires all development to be of high quality that maintains and enhances the character and appearance of the area of reading within which it is located. The following components of development will be assessed: Layout, urban structure & urban grain; landscape;

density and mix; scale, height and massing; and architectural detail and materials.

Policy CS15 – Location, Accessibility, Density and Housing Mix. States that density and mix will be determined by location. Developments should provide an appropriate range of housing types and tenures.

Policy CS33 – Protection and Enhancement of the Historic Environment. States that historic features and areas of historic importance and other elements of the historic environment including their settings will be protected and where appropriate enhanced. This includes listed buildings, conservation areas and other features of local or national designation. Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

Sites and Detailed Policies Document 2012 (Altered 2015)

Policy SD1 Presumption in Favour of Sustainable Development – States that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained within the NPPF.

Policy DM4 – Safeguarding Amenity. States that development will not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of privacy and overlooking; access to sunlight and daylight; visual dominance and overbearing effects; noise and disturbance; artificial lighting; vibration; dust and fumes, smell, crime and safety. The position of habitable rooms, windows and outdoor living spaces will be particularly important.

Policy DM5 – Housing Mix. States that 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.

Policy DM6 – Affordable Housing. States that on sites of between 5-9 dwellings, the following proportions of affordable housing provision will be provided:

- On sites of 5-9 dwellings - 20% provision

Policy DM10 – Private and Communal Outdoor Space States that flats may be provided with communal outdoor space, balconies and/or roof gardens. The design of outdoor areas will respect the size and character of similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be

compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing and overshadowing.

Policy DM12 – Access, Traffic and Highway Related Matters. States that consideration will be given to the effect on safety, congestion and the environment.

Emerging Local Plan

The emerging plan will eventually replace the current development plan and was submitted to the Secretary of State for Communities and Local Government on 29th March 2018, marking the beginning of the examination in public process. Public hearings took place between 25th September and 5th October 2018.

Policy CC1 - Presumption in Favour of Sustainable Development. States that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

The policy continues by stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless material considerations indicate otherwise.

Policy CC7 – Design and the public realm. States that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include: layout; landscape; density and mix; scale (height and massing); and architectural details and materials. These will be assessed to ensure that the development makes a positive contribution to the following urban design objectives:

- Character;
- Continuity and enclosure;
- Quality of the public realm and provision of green infrastructure and landscaping;
- Ease of movement and permeability;
- Legibility;

- Adaptability;
- Diversity.

Development will be assessed to ensure that they, amongst other matters:

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
- Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.

Policy EN4 – Locally important heritage asset. States that development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset. Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the assets significance.

Policy H2 – Density and mix. States that the appropriate density of residential development will be informed by:

- The character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;
- Its current and future level of accessibility by walking, cycling and public transport;
- The need to achieve high quality design;
- The need to maximise the efficiency of land use; and
- The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

4 The Proposal

The proposal is for the erection of a building comprising of 9No. flats.

Principle of Development

The site of 0.14hectares (0.35acres) is in a highly sustainable location, being only a short distance away from Reading West Railway Station and a range of shops, services and local facilities. The principle of redeveloping sites within the urban area is established subject to meeting the Development Plan and any other material considerations. Policy CS15 and the chapter 11 of the NPPF encourage the efficient use of land within urban areas subject to matters relating to character, accessibility and context.

The application is accompanied by a Heritage Assessment and this weighs the proposal against paragraph 197 of the NPPF (i.e. balanced judgement). The conclusion of the report is that the building is of a 'low heritage interest' and that its loss has to be seen in this context as well as the public benefits that would arise through the provision of additional dwellings in a sustainable location. In addition, the design of the proposed replacement building is of a high quality and would be built to sustainable standards unlike the existing structure.

The previous appeal Inspector referred to Policy CS33 but this does not refer to the 'balanced judgement' set out in the NPPF and should therefore be considered as being out of date.

The NPPF sets out a presumption in favour of sustainable development and paragraph 8 identified that there are three objectives to sustainable development comprising (i) economic, (ii) social and (iii) environmental. The proposal meets with all of these roles, as follows:

i) An economic objective

The proposed development provides a number of material benefits to the local economy:

- It provides 9no. flats in a sustainable location making a contribution towards local and national housing land supply;
- It would result in local employment opportunities in the construction industry. For every new home built, up to two jobs are created for a year (as set out in the Government Housing Strategy for England (2011);
- Provides contributions to the Council in the form of the New Homes Bonus that can be spent on local infrastructure enhancements;
- The new residents resulting from the scheme will help to sustain the key services in the area.

ii) A social objective

Wider benefits to the wider community include:

- Providing high-quality residential accommodation which represents a high standard of design that enhances the character of the area;
- Increases opportunities for home ownership;
- Increase the number of residents in the locality to support local community facilities.

iii) An environmental objective

The scheme provides a number of benefits to the wider environment such as:

- The site is sustainable located within the urban area of reading, with public transport links and services located in close proximity;
- The scheme responds positively to local context, respecting the character and appearance of the area;
- Secures a landscaping scheme, to the benefit of the site and the surrounding area.

By meeting the economic, social and environmental goals the proposed development accords with the sustainable development principles contained within the NPPF and the proposal is acceptable in principle. The scale and density of the development meets the objectives of Policy CS4 and CS15.

Impact on the street scene and local character

The context of the application site and the surrounding area has been carefully analysed and fully taken into account in designing the application proposal. In particular, the design of the proposal is informed by the local context. In designing the proposal, regard has been had to the relevant development plan policies and in particular the Core Strategy and Site and Detailed Policies Document. The result is an integrated and distinctive development that reflects adjacent properties and also responds positively to local character in the form of building designs, materials, layout and landscaping.

The proposed building has been substantially amended to meet the comments of the appeal Inspector, most notably including the following changes to the design and scale of the building:

- i) The building is better articulated with more features in common with the existing building and the local area. The scale of the building is reduced which minimises its apparent width and depth. The entrance

will be from the front and will be more proportionate to the scale of the building;

- ii) The height of the eaves is significantly reduced so that it reflects both adjacent properties and the fall in levels. The exclusively hipped corners are replaced with a side gable and the bulk will reflect the closer grained scale of houses beside it;
- iii) The proposal is for less than 10 dwellings and there is no requirement for 3 bed properties

Impact on neighbouring dwellings

The siting of the proposed building has taken into account the siting of the adjacent dwellings and window positions and ensures that no loss of amenity will occur as a result of loss of light. Care has been taken in positioning windows within the proposed building, with no habitable room windows proposed on the flank elevations. The proposed building only projects a short distance beyond the rear elevation of No.41 Brunswick Road and is set in from the boundary with No.35 Brunswick Road due to the location of the new driveway. This will ensure that the proposed building will not be overbearing when viewed from adjacent dwellings. Policy DM4 is therefore met as there would be no significant detrimental impact to the living environment of existing properties. The previous Inspector did not raise any amenity based issues in his decision.

Housing Mix and Affordable Housing

The proposal provides for the following housing mix:

- 4 x 1-bed
- 5 x 2-bed

The proposed mix is considered appropriate in this highly sustainable location and there is no requirement to provide 3 bed properties for developments below 10 dwellings.

The application is accompanied by an Affordable Housing Viability report produced by S106 Management. This confirms that no contribution is justified on viability grounds. There is therefore no conflict with the NPPF/NPPG and Policy DM6. It is also material to the consideration of this application that the dwelling numbers and floor space are both below the Government threshold contained within the NPPG. The previous Inspector agreed that the proposal for 10 dwellings was not able to make a contribution.

Trees / Ecology

The application is accompanied by a Tree Survey and Ecological Survey which address these issues in detail. The tree survey confirms that the trees proposed

to be removed are mainly domestic fruit trees with remaining trees being of low quality. The 4no. trees to be retained are all within the C category. The ecology report has not identified any ecological potential for the site. Neither of these matters was raised by the earlier appeal Inspector as being determinant in the appeal decision.

Access and Parking

The proposed flats will be accessed from Brunswick Hill via the existing access which will be widened. A driveway is proposed on the northern side of the building, leading to a parking courtyard, comprising of 12no. spaces. The proposal complies with the Council adopted parking standards (Zone 2) and this level of parking provision is considered appropriate given the sustainable location of the site, being only a short walk from Reading West Station and close to a range of bus services along the nearby Oxford Road and Tilehurst Road. The removal of one additional space following the amendment of the earlier scheme increase soft planting and amenity space provision.

5 Design

In summary:

- The scheme will provide for 9No. flats (4 x 1-bed and 5 x 2-bed) in a highly sustainable location.
- The building will be 2½ storeys in height, with a ridge height that is lower than the existing building on the site and the earlier appeal scheme (including its eaves height).
- The proposal respects the established building lines along Brunswick Hill.
- The building respects the amenity of adjoining properties and is of a high quality traditional design.
- A private and secluded area of amenity space is provided to the rear of the building.
- There are 12 parking spaces allocated to the development. It is within a short walk of Reading west railway station and also a range of bus routes along the nearby Oxford Road and Tilehurst Road as well as local shops and services.

(a) Use

The existing building is in a residential use. The proposal is also for a residential development, comprising of 9No. flats.

(b) Amount

The proposal is for 9No. flats (4 x 1bed and 5 x 4 bed).

This equates to a density of 64 dph which is considered appropriate given the context of the site and the character and appearance of the surrounding area.

(c) Layout

The proposed building is located in a similar position within the site as the existing building to be demolished. It does not extend any closer to Brunswick Hill than the existing building to be demolished or the adjacent dwellings to the north and south. Whilst the depth of the proposed building is marginally greater than that of the existing building, this would not be readily apparent in the street scene and the building is well articulated to provide visual interest.

The proposed building is set in from both of the side boundaries. A distance of 1.08m is provided between the flank elevation and the southern boundary and 6.45m provided to the northern boundary. The siting of the proposed building and spacing between the building and existing dwellings reflects the spatial standards that are prevalent in the surrounding area. The building has also been designed with subservient elements on both side elevations which effectively reduces its bulk and mass.

Care has been taken to ensure that the proposed new building does not result in any harm to the amenity of adjacent residents. The siting of the building fully respects the positioning of the adjacent properties and would not result in any loss of light. Habitable room windows are located on the front and rear elevations and would not introduce any material overlooking of neighbouring dwellings.

The proposed new apartments would be accessed from Brunswick Hill, via the existing access which will be improved and widened. 12No. parking spaces are proposed to the rear of the site. The site layout provides for secure cycle storage to the rear of the building and for bin storage to the front of the building. The principle of access points leading to rear parking courts is well established in the immediate vicinity and will ensure that hardstanding does not dominate the frontage. The previous appeal Inspector did not raise concerns about the location or design of the hard surfaced parking area or to the principle of the access.

A generous amount of private and secluded amenity space is proposed to the rear of the building. Landscaping around the plot is to be retained and enhanced where necessary whilst hard surfaced areas have been kept to a minimum.

(d) Scale

The proposed building is of a similar size and scale to other existing buildings in the immediate area and has been designed to assimilate into the street scene. There are a number of flatted developments in the immediate area, including at

the junction of Brunswick Road and Tilehurst Road. Some buildings in the area are up to a 4 storey height.

The overall ridge height of the building is lower than that of the existing building to be demolished. The side elements would be lower to reduce dominance close to the site boundaries. The scale of the building is therefore appropriate having regard to the context of the site. The eaves and ridge height have both been reduced since the dismissal of the earlier scheme. The eaves height reflects both adjacent properties and takes into account the fall in levels down Brunswick Hill.

(e) Appearance

The proposed new building responds positively to the existing site and the non-designated heritage asset and is a substantial improvement to the proposal dismissed at appeal in 2018. The proposal draws on some of the key design features prevalent on the existing building and identified by the previous inspector. The building will have a greater degree of articulation and will respond more sympathetically to the scale and character of the existing street than the earlier scheme.

All materials will be of high quality and will be subject to the approval of the LPA.

(f) Landscaping

The application is accompanied by a Tree Report which assesses its impact on existing trees. The proposal makes provision for a significant amount of new landscaping to be provided, particularly along the northern boundary, adjacent to the new access and around the proposed car park. The trees to be removed are mainly of a C or U category.

5 Access and Sustainability

(a) Access

The proposed new flats will be accessed via the existing access onto Brunswick Hill which will be widened.

The new driveway will be finished in a material which will minimise any noise disturbance and its impact on neighbouring properties. 12No. spaces will be provided to the rear, in accordance with the Council's adopted parking standards (for zone 2).

A secure cycle store is also proposed, to the rear of the building in accordance with adopted standards.

(b) Sustainable Design and Construction**(i) Sustainable Design**

The proposal is to construct 9No. new flats with parking and amenity space.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

(ii) Energy Efficiency

To minimise heat loss from the proposed building and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will aim to comply with the following:

A+ Fridge Freezer
A rated dishwasher & washing machine
A rated tumble dryer

(iii) Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

(iv) Flood Risk Management

The application is not situated in an area known to be at a risk of flooding. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow

infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

(v) Biodiversity

The application is accompanied by an ecology reports that does not highlight any constraints to redeveloping the site.

(vi) Waste Recycling

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for storage of waste and recycling containers within the site with a refuse and recycling collection point provided near the site entrance.

(vii) Sustainable Transport

The application site is located within a highly sustainable location within easy reach of Reading West Railway Station and a number of bus routes along Oxford Road and Tilehurst Road.

(viii) Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

7 Summary and Conclusions

The planning application provides for the redevelopment of the site to provide 9No. new flats. The proposal meets in full the Council's adopted policies and should be supported for the following reasons:

- The proposal makes the optimum use of a site in a sustainable location well related to key facilities and railway and bus services and as such receives strong support from national and local policy (NPPF and Policy CS4);
- The proposal includes the demolition of a non designated heritage asset which, under paragraph 197 of the NPPF requires a 'balanced judgement'

to be made. There are no statutory heritage assets affecting this site. The balancing exercise is at odds with Policy CS33 which must now be considered as being out of date in this regard. The building is of limited significance and the proposed new building responds positively to the previous Inspectors comments particularly in relation to articulation, scale, eaves and ridge height, roof design and the main entrance. The proposal will provide substantial public benefits as it will provide new housing in a highly sustainable location and will make an important contribution to local and national housing land supply.

- The siting of the building has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties. Policy DM4 is met. The amenity of proposed residents was not an issue raised by the earlier Inspector.
- The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design. Hardstanding is restricted to the rear of the site and the new driveway will keep the massing of the building away from the boundary with no.35. The previous Inspector did not raise any concerns about the location of the parking or the principle of the new access.
- The site is accessible to public transport modes and provides for adequate car parking and secure cycle storage.
- As set out within the viability report, it is not viable to make provision for affordable housing.