

**PLANNING APPLICATION FOR CONSTRUCTION OF A PURPOSE-BUILT
PITCHED ROOF BICYCLE STORAGE UNIT FOR THE BENEFIT OF THE
RESIDENTIAL APARTMENTS LOCATED ON THE SITE**

PLANNING STATEMENT

CHARLIE PLACE, 28 CASTLE CRESCENT, READING



1. INTRODUCTION

- 1.1 This statement has been produced to support a full planning application for Charlie Place, 28 Castle Crescent, Reading (“the Property”) for the construction of a purpose-built bicycle storage unit for the benefit of the residential apartments located on the site.
- 1.2 This document sets out to explain the planning history, current policy and the rationale behind the requirement for a cycle and residents bicycle storage facility at the Property.
- 1.3 In accordance with statutory and local information requirements, the following supporting material is submitted, and will enable a full assessment of the proposals to be undertaken:
 - 1.3.1 Block Plan;
 - 1.3.2 Design & Elevations;
 - 1.3.3 Flood Risk Assessment;
 - 1.3.4 Location Plan; and
 - 1.3.5 Tree Plan
- 1.4 In brief the Property has been in residential use for well in excess of 20 years and has been owned by the Applicant since 2003. The Property was tastefully refurbished by the Applicant following approval of planning application reference 070457 on 12th November 2007.
- 1.5 Overall this Statement will demonstrate that, on balance, this proposal represents a planning gain for the Property and surrounding area. It is therefore respectfully requested that planning permission should be granted.

2. PROPERTY DESCRIPTION AND CONTEXT

- 2.1 The Property is located on the North side of Castle Crescent on the edge of the Russell Street / Castle Hill Conservation Area and to the West side of Reading Town Centre.
- 2.2 The Property equates to approximately 0.67 Hectares and a substantial three storey Victorian building occupies the frontage which has been tastefully converted to nine residential apartments.

- 2.3 To the rear of the Property is parking for several vehicles and a hard standing at the back, which prior to the refurbishment undertaken in 2015 was a small garage.
- 2.4 It is proposed that said hardstanding referred to in 2.3 is utilised for the construction of the bicycle storage unit, see picture below. Attractive landscaping will be installed to the green areas surrounding the unit.



3. PLANNING HISTORY

3.1 Planning history comprises of the following:

- 3.1.1 Application Ref. 070457 – Permission was granted on appeal on 12th November 2007 for the conversion of the Property from HMO with 11 letting rooms and 2 self-contained flats to 8 x 1 bedroom flats and 1 x 2 bedroom flat with two dormer windows and rear extension.
- 3.1.2 Application Ref. 0160510 – Permission was granted on 29th February 2016 for a Yew tree to be felled.

4. PROPOSAL

- 4.1 The Applicant is the freehold owner of the Property and is seeking to improve the facilities available to the residential occupiers by providing bicycle / storage facilities.
- 4.2 The Applicant wishes to encourage the primary method of transport for travel around the town centre to be via bicycle and public transport, as opposed to private motor vehicle. At present without any bicycle storage facilities this is not possible.
- 4.3 This in turn will make good use of the hard standing located at the rear of the Property and will significantly improve the attractiveness of the Property, especially once new landscaping is installed to the areas immediately surrounding the unit.
- 4.4 No other alterations other than the construction of the bicycle storage unit are proposed as part of this application.

5. PLANNING POLICIES

- 5.1 The Development Plan for the area consists of the Reading Borough Core Strategy ("RBCS") (adopted in 2008 and amended in 2015) and the Reading Sites and Details Policies Document ("SDPD") (adopted in 2012).
- 5.2 These policies have been carefully reviewed and considered in respect of this application and the following comments are made specifically regarding the RBCS.

Reading Borough Core Strategy ("RBCS")

- 5.3 Policy CS4 requires the development is accessible by a choice of modes of transport. Presently the Property has no bicycle storage facilities and the creation of the unit will provide quality under cover space for residents residing at the Property.
- 5.4 Policy CS7 requires development to be of high design and quality that maintains and enhances the character and appearance of the area of Reading. As the main building and bin store at the Property have been tastefully refurbished several years prior, the proposed unit will match the appearance of the main building and bin store constructions. It will also make valuable use of the existing hard standing and improve the rear area of the Property for its occupiers and the surrounding housing.

6. CONCLUSION

- 6.1 The proposal would provide clear benefits for the Property and would promote the use of bicycles within close proximity to the Town Centre. Moreover, the development improves the communal facilities currently available to the residents of

the Property, with no negative impact, given that the current hardstanding and area surrounding is unsightly.

- 6.2 Overall this Statement has demonstrated that the proposed construction is compliant with the provisions of the local planning policies. It is considered that there are no reasons why planning permission should be withheld, and therefore it is respectfully requested that planning permission is granted.