

24th August 2018

Beaumont House
59 High Street
Theale
Reading
RG7 5AL

PLANNING DEPARTEMENT
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Tel: 0118 932 3088
WWW.RIDGE.CO.UK

Dear Sir/ Madam

RE: PROPOSED SINGLE STOREY GRANNY ANNEX AT 46B THIRLMERE AVENUE.



Image1: View of 46B Thirlmere Avenue

Client: Mr S.Saxena

Address: Proposal address:
46B Thirlmere Avenue ,
Tilehurst,
Reading,
Berkshire
RG30 6XN

Project: Proposed is a single storey two bedroomed detached rear Annex with associated hard and soft landscaping.

Introduction: This document relates to an application for planning permission for a detached single storey two-bedroom Granny Annex. In accordance with the below this statement sets out why this proposal is suitable for the site;

- Revised Parking Standards and Design (2011)

PLEASE READ THE FOLLOWING DOCUMENTS IN CONJUNCTION WITH THIS STATEMENT

Application drawings:

- 5006978-RDG-XX-XX-XX-A-200 Existing Plans & Elevation Inclusive Block & Location Plans
- 5006978-RDG-XX-XX-XX-A-100 Proposed Plans & Elevations



Image 2: Aerial Site View

Site context & existing dwelling:

The site location can be identified above. The existing dwelling is accessed via Oxford Road which forms a main vehicular artery between Pangbourne and Reading. Dwellings along the road can be identified as having varying mass, scale, architectural style and prominence.

The existing dwelling is a modest detached house which has been remodelled in the past to provide Ground Floor Flats 1 & First Floor Flat 2 accommodation. Present construction is identified as being low level brick and the remainder of the building rendered walls, pitched roof, glazing casements are UPVC.

The neighboring properties are of mixed age, style, size, height, separation screening and materiality, though predominately accommodation tends to be achieved over two stories, it should be noted 46A Thirlmere Avenue is a single storey Bungalow building and this has been considered in relation to the proposed Annex.

It should be noted that none of the trees, hedging or boundary treatments within the external areas of the property shall be affected by the intended proposals. Observations of the past and present planning applications have been undertaken in the locality ranging from new detached dwellings, single / two stories rear and flank extensions, garaging and large porches, all of which provide context for the intended proposals of this application.

The property is situated within walking distance of the local shops supermarket and bus routes and Tilehurst train station, giving access to Pangbourne and Reading Town Centre.

The extension windows orientated into the plot of 46B and will form part of the building demise.

The proposal:

The main design principles of the proposal are to provide Granny Annex linked to the existing flat 1 to encapsulates disabled living needs, whilst interacting harmoniously with the existing setting.

The proposal is predominately achieved within the existing garage building footprint and facilitates accommodation via single storey. The Annex accommodation principle rooms have been designed to look forwards so to limit ant perceived overlooking. Parking arrangements incorporating the retention of the rear garage to no 46A and the formation 2 number parking spaces to serve Flat 1 46B no change to current parking provision for 46B Flat 2. Parking provision being set out to current design standards whilst ensuring cars are able to leave in forward gear. Driveway finish to match existing coverage tarmacadam area.

The materiality of the proposal is intended to match the locality and setting.

The proposal has been formed and designed to provided elderly living granny annex accommodation and fully utilise the present garage block setting.

The proposed annex has been designed to comply fully with Lifetime Living and Part M of the Building Regulations.

Amount:

The proposal granny Annex which is acceptable in principle. The proposal seeks the provision which will make effective use of previously developed land in accordance with guidance in the NPPF. The site is not of any public, environmental or ecological interest which might otherwise preclude its re-development. The proposal sits down in comparison to the main eave and ridge line, which in turn helps to provide a subordinate outlook. As indicated on the site section, no impact to the immediate neighbours will be encountered due to separation, levels and the proposed building form.

Layout and Siting:

The existing single storey rear detached garages are to be demolished with the annex extension being sited predominately over the footprint and as such that its general impact and setting will be similar to the existing garages

Such a position will ensure that the proposal would have no different impact on neighbouring properties and their privacy or amenity.

All other Parking to be retained and the garage of 46A being accommodated within the proposed site to the rear with all on-site turning provided.

Scale:

There is a great diversity of building styles, scale, heights and massing in the local area. The building has been sized appropriately for the plot and setting. The proposal has been developed to be subordinate with regards to the main existing dwelling and the street setting this has been achieved via the following;

- The proposal is set back behind the existing building line and retained garage with low eaves and ridge lines.
- The front elevation has been designed to simplify outlook and any perceived overlooking.

Due to the above considerations the proposal should therefore not be viewed as not out of character or over bearing towards the street scene. Proposed landscaping is to incorporate low-level shrub and tree planting.

Form & appearance:

The form of the proposed extension reflects the advice in the local design guides to have simple building forms.

The pitch of the roof is appropriate and of simple design.

The character of the building is largely to match the host property to ensure it would not detract from the existing building character. Every effort has been made to make this proposal as simple as possible allowing the age form and character of the building to be retained.

Overall the building form is simple and attractive.

Materials:

Minimal decoration/detailing have been proposed in order to preserve the simplicity of the design so befitting the architectural styling, ensuring that the existing buildings character remains intact.

Trees & Landscaping:

No trees or planting will be affected by the proposal as indicated on the supplied site plan. Tree protection details will be provided by condition. Where new planting is proposed trees/plants will be appropriately sourced and mainly native in order to provide an appropriate visual stimulus and ecological habitat where appropriate.

Access:

The existing rear garage serving no 46A is to be retained with the introduction of additional parking to the site to provide the necessary parking provision with ample on site turning provision for the 46B Flat 1 accommodation.

Response to Planning Policies:

In this case the primary issue is whether the use of the building proposed is acceptable

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

National Planning Policy Guidance
National Planning Policy Framework (NPPF)

Reading Borough Local Development Framework Core Strategy Document, 2008.
Policy CS1 (Sustainable Construction and Design)
Policy CS2 (Waste Minimisation)
Policy CS4 (Accessibility and the Intensity of Development)
Policy CS5 (Inclusive Access)

Policy CS7 (Design and the Public Realm)
Policy CS9 (Infrastructure, Services, Resources and Amenities)
Policy CS14 (Provision of Housing)
Policy CS15 (Location, Accessibility, Density and Housing Mix)
An assessment of the characteristics in the area in which it is located;
☐ The level of accessibility of the site;
☐ The need to achieve high quality design, and
☐ The need to minimise environmental impacts on the amenities of adjoining occupiers.
Policy CS16 (Affordable Housing)
Policy CS24 (Car/Cycle Parking)
Policy CS34 (Pollution and Water Resources)
Policy CS36 (Biodiversity and Geology)
Policy CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012)
Policy SD1 (Presumption in Favour of Sustainable Development)
Policy DM1 (Adaption to Climate Change)
Policy DM3 (Infrastructure)
Policy DM4 (Safeguarding Amenity)
Policy DM5 (Housing Mix)
Policy DM6 (Affordable Housing)
Policy DM10 (Private and Communal Outdoor Space)
Policy DM11 (Development of Private Residential Garden Land)
They make a positive contribution to the character of the area;
b) The site is of an adequate size to accommodate the development;
c) The proposal has a suitable access;
d) The proposal would not lead to an unacceptable tandem development;
e) The design minimises the exposure of existing private boundaries to public areas;
f) It does not cause detrimental impact on residential amenities;
g) The emphasis is on the provision of family housing;
h) There is no adverse impact on biodiversity, and
i) The proposal does not prejudice the development of a wider area.
Policy DM12 (Access, Traffic and Highway-Related Matters)
Policy DM18 (Tree Planting)

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
Revised S106 Planning Obligations (2013)
Affordable Housing (2013)

Access Statement:

The proposal provides a considered addition which sits harmoniously with the existing main residence. There will be no increase in vehicular traffic. Provision will be made for the storage of bins within the rear gardens along with cycles with refuse collection provided as existing.

Bicycle parking is available in the rear garden store to encourage this form of transport.

All proposed accommodation has been designed to comply fully with Lifetime Homes and Part M of the Building Regulations.

Summary:

This proposal will provide no detrimental impact to that of the neighbouring dwellings of the established street scene of Thirlmere Avenue. The design will provide an appropriately styled accommodation block inspired by local building traditions for similarly sized properties. The whole appearance of the site will be aesthetically pleasing with thoughtful planting and will provide an unobtrusive yet highly attractive development.

No harm would be caused to the setting of neighbouring dwellings and their outlook.

The quality of the development and the landscaping to be carried out will add to and enhance the area.

Sustainable Design Features:

The following demonstrates how the proposal will improve its current usage of non-renewables.

Measures to be incorporated to ensure efficiency;

1. Water, water-efficient taps will be fitted in the bathrooms and kitchen.
2. Materials, Materials will have a Green Guide rating of at least D for windows, doors, external walls and roof structures. Timber boarding is a renewable resource and scores highly.
3. Surface water, run-off Soakaways will be created to drain the extension and hardstanding areas. The site offers excellent ground soakage capability.
4. Waste, a recycling and waste bin area will be constructed unobtrusively next to the entrance.
5. Health and well-being, the site would have a large garden to provide space for children's play and adult leisure pursuits such as gardening and sport. The garden would be reasonably flat and accessible to all. The interior would be light and airy with windows to principal elevations. The outdoor environment would be particularly conducive to outdoor recreation.
6. Ecology, the garden will retain many new planting features to support indigenous species and promote a varied wildlife.

If you would like to discuss any of the above in further detail, please do contact me.

Yours sincerely



David Tingle
Architectural Technologist
For Ridge and Partners LLP