

**190 HENLEY ROAD
CAVERSHAM
READING
RG4 5LN**

PLANNING SUPPORTING STATEMENT

MAY 2018

1 SUMMARY

- 1.1 This statement accompanies our detailed planning application for the scheme to demolish the existing garage associated with 190 Henley Road and to construct a new dwelling on the land to the rear of 190 and 192 Henley Road and accessed from All Hallows Road as shown on the proposed site plan 3490/208.
- 1.2 The application follows on from pre-application advice received by virtue of application reference 171668/PREAPP, dated 14 November 2017, that recommended some minor changes to the scheme but concluded that “an appropriately sited and scaled dwelling maybe supportable”.
- 1.3 We have taken on board the advice given pre-application and have reviewed relevant policies in the development plan for the area and consider that the new dwelling would comply with those policies having regard to the impact of the proposal on the character of the area and the amenities currently enjoyed by neighbouring occupiers.
- 1.4 We are of the opinion that the scheme proposed is an appropriate response to the constraints and opportunities presented on this site and it is hoped the scheme can gain the support of officers in this sustainable location within the defined settlement limits of the borough.
- 1.5 The application is supported by an Initial Bat Survey report together with scheme drawings including a landscaping plan and section drawing through the vehicular access.

2. THE SITE:

- 2.1 The site is located to the southern end of All Hallows Road close to the junction with the A4155 Henley Road and within the defined settlement boundary.
- 2.2 The site is generally level and is accessed via a dropped curb to All Hallows Road. It contains a double garage associated with 190 Henley Road, with hedge and shrub planting and close board fencing to the front and sides. There is also a dropped curb to the front of the host property along Henley Road and space for car parking to the front of that house.
- 2.3 The site is within Zone 3, Secondary Core Area, of the Councils Revised Parking Standards and Design SPG 2011 which characterises this area as containing a variety of land uses, within 400m walk of high frequency bus services.
- 2.4 The immediate area is generally residential in nature, though there is a mini supermarket and petrol filling station to the west along Henley Road, as well as a pub just to the west of that. Development in the area tends to be of two storey scale of generally post-war construction and with later developments including immediately to the north of the site around Marlow Court which appears to have been constructed in the early 2000's.
- 2.5 The building the subject of this application has been the subject of an Initial Bat Assessment undertaken by Eaves Ecology and which concluded that there was no evidence of bats using the building and that the condition of the building reduces its suitability as a roost. As a consequence, the potential for roosting bats is assessed as negligible and no further surveys are required.

3 PLANNING HISTORY

- 3.1 As noted, pre-application advice referenced 171668/PREAPP was sought for a similar scheme to that now proposed which established the principle of a residential development on this site, subject to a reduction in the width of the dwelling to allow for more appropriate gaps to the side boundaries and consideration given to the amount of rear outdoor amenity space. Other, more technical matters raised through that process will be discussed further in this statement.

4 THE PROPOSAL

- 4.1 The proposal is for the demolition of the existing garage and erection of a detached 2.5 storey dwelling with car parking to the front and private amenity space to the rear. The design reflects the general scale and rhythm of houses along All Hallows Road and has particular regard to the form of the adjacent house at 1 Marlow Court.
- 4.2 The main changes to the scheme now submitted over that for which pre-application advice was sought is a reduction in the width of the house resulting in a gap of 2 metres to the flank wall with No.1 Marlow Court and removal of the conservatory to the rear allowing for an increased amount of useable external amenity space.
- 4.3 Materials to be used would be appropriate to the local context and the proposed house would sit comfortably in the streetscene in terms of heights and scale, with appropriate setbacks to side boundaries and an area of open frontage, similar to other properties in the area. Existing hedging can be maintained and replaced where necessary, as shown on our landscape drawing 3490/210, and, as shown on our section drawing 3490/209, existing ground levels off-site would be maintained with the use of a cell web surfacing system to the parking area to ensure the long-term health of the street Lime tree and with any excavations necessary to be hand dug only within the RPA of that tree.
- 4.4 The total floor area of the dwelling would be 102.5m² with the area of private amenity space to the rear being approximately 80m², which is generally commensurate with the size of the dwelling and other properties in the local area and would benefit from a south westerly aspect. The parent property at 190 Henley Road would maintain a garden depth of some 18m.
- 4.5 The new dwelling would be of a similar form and scale to the adjoining house at 1 Marlow Court and would continue the streetscene along All Hallows Road. The existing house at 190 has off road parking to the front of the house off Henley Road and the proposal would not diminish the amount of rear garden space to a significant extent.
- 4.6 It is acknowledged that the site is within an AQMA which covers a significant area of land to the west through Caversham village and central Reading and measures can be taken to mitigate the effects of poor air quality on future residents. There is no 'clean' side of the development, but the house would be set away from the Henley Road with the frontage

houses along that road creating a 'buffer zone' and with barriers between the house and Henley Road including hedges and close board fencing. It is not considered reasonable to have non-opening windows where the new dwelling is within a wholly residential area, itself covered by the AQMA, and where this would work against the amenities of future occupiers and mitigation may be limited to secondary glazing but which can be adequately dealt with by way of a condition of consent.

4.7 We were not advised through the pre-application process of any contaminated land issues but if the Council's Environmental Protection officers do consider it necessary for measures to be put in place to protect future occupiers those too could be secured by condition. However, the land has been in residential use for many years and is within a wholly residential area with new housing approvals adjacent in relatively recent years. In that regard, it is considered reasonable to suggest that there is a high prospect of the scheme being able to go ahead without detriment to the long term health of future occupiers.

4.8 Notwithstanding that, it is considered that the scheme proposed represents a high quality of design that would fit comfortably on the plot and would make a positive contribution to the visual character of the area. However, having set out the site context and proposals it is now necessary to consider the proposal against the development plan for the area.

5 Development Plan

5.1 An assessment of the development plan context for the area would indicate the following policies are relevant:

5.2 Policy CS1 (Sustainable Construction and Design) states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of climate change.

5.3 Policy CS5 (Inclusive Access) states that all buildings should be located, sited and designed to provide suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily.

- 5.4 Policy CS7 (Design and the Public Realm) seeks to ensure that all development is of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.
- 5.5 Policy CS9 (Infrastructure, Services, Resources and Amenities) states that proposals for development will not be permitted unless the LPA is satisfied that infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided or re-provided at the appropriate time.
- 5.6 Policy CS24 (Car/ Cycle Parking) states that maximum car parking standards and cycle parking requirements will be applied in relation to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.
- 5.7 Policy DM1 (Adaption to Climate Change) sets out to deliver the requirements of Policy CS1 and states that all developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. Such measures should include orientation to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements, maximising resistance and resilience to climate change for example by including measures such as solar shading, heating and ventilation of the building, provision of suitable landscaping and measures to minimise the impact of surface water runoff from the development.
- 5.8 Policy DM4 (Safeguarding Amenity) seeks to ensure that development does not cause a significant detrimental impact to the living environment of existing or new residential properties in terms of, inter alia, privacy, access to sunlight and daylight and visual dominance.
- 5.9 DM6 (Affordable Housing) requires the provision of 10% affordable housing on sites of 1 - 4 dwellings, subject to viability.
- 5.10 Policy DM10 (Private and Communal Outdoor Space) states that developments are provided with appropriate levels of outdoor space which allows for sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.

6 Policy appraisal

- 6.1 There do not appear to be any policies directly related to the replacement of residential garages with new houses in the borough but assessed against other policies we are of the opinion that the proposal does comply. Certainly the principle of the development would appear to have been established through the previous pre-application process.
- 6.2 The building would be constructed to high environmental standards as required by Policy CS1 and the current Building Regulations but with the 2015 Deregulation bill having received Royal Assent in March 2015 new planning consents from that date can no longer include a condition to comply with the Code for Sustainable Homes.
- 6.3 The development would also conform to Part M of the Building Regulations with respect to disabled access and it is considered that the proposal is acceptable with respect to Policy CS5.
- 6.4 Policy CS7 reiterates, to a large extent, the guidance contained in the old Policy CUD14 and it is considered here that the proposal complies with that guidance in that the proposed building would reflect the scale and proportions of other properties in the area and the proposal would enhance the character and appearance of the area by removing what is not a particularly attractive building and where appropriate levels of amenity and open space around the dwelling would be achieved.
- 6.5 With regard to Policy CS9 the applicant accepts that where appropriate contributions are justified these would be sought under the CIL Regulations, but a Self-Build exemption would be applied for in any subsequent planning application.
- 6.6 The scheme provides sufficient car parking on-site and appropriate levels of secure cycle and bin storage and it is considered that the proposal can be regarded as acceptable with regard to Policy CS24.
- 6.7 With regard to Policy DM1, in existing urban situations it is not always possible to design and orientate dwellings to maximise the passive solar gain potential but this site does allow for

south west facing living areas and outdoor amenity areas to allow sun and daylight into that elevation and we propose less glazing to the north east elevation to limit heat loss.

- 6.8 In terms of safeguarding amenity and the requirements of Policy DM4, the site is in a suburban area where there will always be some acceptance of overlooking, particularly to the rear of rear gardens. The side elevation of the new building would be set in excess of 19m from the rear wall of 192 Henley Road and 21m from the rear of 190. Views out from 1st floor rear windows of the new dwelling would not be dissimilar to those afforded by windows at No.1 Marlow Court and are fairly typical of more dense suburban situations.
- 6.9 Policy DM6 seeks to secure affordable housing contributions for new development in the borough and the application acknowledges that policy and proposes that a reasonable contribution should be secured.
- 6.10 The proposal incorporates levels of private amenity space for future occupiers which is generally commensurate with the size of the house and the level of provision found locally in the area. In accordance with Policy DM10, the amount of private amenity space would allow for sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.
- 6.11 Comment was made in the pre-application advice letter that the scheme provided insufficient amenity space. However, it is clear from the Ordnance Survey plans shown on drawing 3490/208 that the level of provision is not dissimilar to other established properties in the local area, including at 1 Marlow Court, a detached dwelling, which appears to be provided with less than 60m², but also on the opposite side of the road at Concord and Briars (linked detached) which have approximately 80m² and 100m² respectively but also at 12 & 14 Marlow Court, both with what appears to be less than 50m².
- 6.12 Having regard to that information, we are of the opinion that the level of amenity space provided here is appropriate within the context of the local area and with its direct link to the dining room through large glazed bifold doors and its south-westerly aspect would make it an attractive place to sit out in association with the open plan kitchen/dining area.

- 6.13 Notwithstanding that, and having regard to the natural environment chapter of the Core Strategy, given the nature of the existing building there are not considered to be any ecological implications with the demolition of the building and this has been confirmed with the submitted Initial Bat Survey report. As shown on the submitted landscaping plan 3490/210, existing hedge and shrub planting can be retained and enhanced to maintain a pleasant environment for the occupants of the house, whilst providing natural habitat and maintaining the character of the area. The scheme also proposes a cell web application to the front car parking area to protect the long-term health of the adjacent street Lime tree but the existing dropped kerb or access will not be altered.
- 6.14 Given the above assessment of the scheme against planning policies, it is put here that the proposal as submitted would wholly accord with the development plan context for the area and provides the opportunity to enhance the character of the area whilst providing a high quality living environment for the applicants.
- 6.15 There are not considered to be any significant amenity impacts arising from the proposal and where the overall design and landscaping is considered to be of a high quality we are of the opinion that the proposal would comply with the development plan for the area and it is hoped the application can be supported by officers.

September 2018