

PLANNING DESIGN & ACCESS STATEMENT

28 WOKINGHAM ROAD READING RG6 1JQ

Ced/bk D1280
November 2018

1.0 Introduction:

The following Planning, Design and Access Statement is submitted as part of a full planning Application to seek a revised planning permission allowing minor variations to Planning Consent 150325 dated 3rd May 2016. *The erection of seven flats: 4x2bed flat and 3 x 1 bed flats.*

The revised proposal is for: *The erection Seven Flats: 5x2 bed flats and 2x1 bed flats* plus other minor alterations to the internal layouts

2.0 History:

The site was previously occupied by Charvil Car Centre which then shut down due to lack of trade and is now used as a car cleaning facility and tyre workshop.

There have been 5 planning applications made for this site previously (920343/920424/920548/910293/910703). These included works to the external appearance of the existing garage on site, including adjustment to the height of the front wall, change of use from a filling station to a vehicle hire unit, construction of maintenance workshop, internal alterations to existing offices and alterations to the site and new illuminated panels.

An application was made by the Keen Partnership Ref: 131007 which was formally withdrawn on 16th December 2014 after which a meeting was held with Ben Pratley & Parmod Sharma, the owner, to discuss a way forward with amended proposals.

The reduction in height from a full three storey building to a two storey building with a flat in the roof appeared to make the scheme more acceptable, other matters of overlooking were discussed together with distances from window to window (from the rear elevation of the proposal to the rear elevations of existing dwellings to the rear).

This, we believe, has been addressed by the incorporation of Oriel windows on the first floor central bedrooms.

The flank windows have been removed on the first floor. Planning Consent was granted subject to conditions Ref: 150325 dated 03rd May 2016.

An application for approval of conditions Ref: 181866 are currently under consideration by the Council.

3.0 The Site & Its Surroundings:

The site is located on the A329, 28 Wokingham Road, on the edge of South Park Conservation Area and is opposite a Grade II Listed registered historic park/garden.

The area is predominately urban and Victorian in character, well served by local shops and leisure facilities together with good public transport links to Reading town centre.

Palmer Park is located within 500m of the site with excellent sporting facilities and open spaces.

4.0 The Proposal:

The current Planning Consent 150325 gives permission to erect seven new flats (Four 2-beds/three flats) situated within a building to suit the surrounding houses in character, style and materials. The flats will be spread over two floors and one in the roof space above, with 7 parking space, associated cycle and bin storage areas and amenity space.

The submitted application seeks to amend the above permission as follows:-

- (i) Re-organised internal layouts to rationalise construction and take full advantage of the granted building envelope.
- (ii) Add an additional bedroom to flat 7 taking advantage of unused roof void space.
- (iii) Insert 3 No roof windows to the rear elevation to provide light and ventilation to existing rooms and the proposed bedroom to flat 7. The sills to the windows will be at 1.700m above floor level.
- (iv) Introduction of fire vent roof lights (2No) over each of the communal access staircases.
- (v) Relocation of rear access doorway to staircase 2.

5.0 The Design:

The external appearance, materials, bulk and design is exactly as previously approved under Consent 150325 including conditions as currently under consideration. App: 181866.

6.0 The Amount:

5 No two bedroom flats, 1 No one bedroom flat and 1 No studio spread over three floors (the second floor is within the roof space).

7.0 The Layout:

The layout of the site has been designed to ensure that the privacy to the existing dwellings to the rear of the site is not compromised. All flats, with the exemption of flat 4 are dual aspect, in order to maximise the amount of natural light that will enter the building. The shape of the building has made the most out of the site, and the design has allowed for sufficient parking and cycle and bin storage to be provided.

8.0 The Scale:

The scale of the building has been kept in keeping with the surrounding residential dwellings. The Wokingham Road aspect incorporates a 2.5 storey building.

This has been done to match other more substantial dwellings on this road. On the Hamilton Road elevation, stands the two storey aspect, which has been designed to provide continuity to the existing street scene.

9.0 Landscaping:

Full landscaping details are submitted with the application.

10.0 Appearance:

The external appearance of the building has taken key features from the surrounding buildings in order to ensure that it fits well with the surrounding conservation area.

11.0 Planning:

Policies that have been considered in this application include DM3: Infrastructure planning, DM4: Safeguarding amenity, DM6: Affordable housing and DM10: Private and communal outdoor space, and are relevant to this revised application. The proposals were accepted as compliant.

11.1 DM3 Infrastructure Planning:

CIL questions form accompanies the application.

11.2 DM4 Safeguarding Amenity:

The position of the building and relation to the existing buildings, has been designed so that the privacy of all the dwellings is not compromised. The car park is located off Hamilton Road (east side of the site) ensuring safe access to the site. To the east of the site there are established trees to the front and proposed hedging in order to reduce the impact the parking area has on the neighbouring properties.

The above has been accepted under Consent 150325.

11.3 DM6 Affordable Housing:

Please advise of costs and procedures.

11.4 DM 10 Private & Communal Outdoor Space:

The approved scheme included two private, secure and safe gardens for the family flats on the ground floor. We feel that this is the best solution for the site. We have provided communal cycle and car parking areas for all residents. Situated close to the site is Palmer Park, this can provide additional communal outdoor space for the residents of the flats.

Each planning policy has been considered in turn to ensure that we are able to provide the best proposal to the site. Making it accessible to all, functional and sustainable.

11.5 Consent 150325 attached conditions:

The current planning permission is qualified by 20 No conditions some of which require prior approval before works can commence, as follows

- *Condition 7 Construction Method Statement*
- *Condition 8 Potential contamination*
- *Condition 9 Contamination remedial scheme*
- *Condition 10 Contamination validation report*
- *Condition 12 Noise and dust control*
- *Condition 15 Hard and Soft Landscaping*
- *Condition 17 provision of Swift Bricks*
- *Condition 18 Materials.*

An application is currently under consideration by the council for approval/discharge of the conditions; reference 181866 dated 25th October 2018.

Full details, drawing and reports are resubmitted with this application in order that they are considered as part the requested consent.

12.0 Disabled Access:

The design, access and construction are fully accessible in accordance with the recommendations of the Disability Discrimination Act and subject to Part M of the Building Regulations 2000 as amended 2004.

13.0 Noise & Pollution:

Located within the Reading Air Quality Management Area, mitigation elements will be provided in the form of heat recovery units, with special attention given to the windows on the frontage overlooking Wokingham Road and Hamilton Road.

As this is a new build, the windows will be double glazed and designed to comply with current Building Regulation Standards to minimise the amount of sound that will travel through them.

As it is situated on a busy road, the overall building has been set back from the main road to reduce the overall amount of noise from the passing traffic.

14.0 Sustainability:

Please refer to Design EPC Certificates accompanying the application.

15.0 Conclusion:

The proposed building has been sensitively redesigned in all aspects in order to provide good quality accommodation in a highly residential area. With good links to the town centre this is a sort after area for residential accommodation.

The proposal is for substantially similar building as granted Planning consent on the 3rd May 2016 under reference 150325, with only minor variations as noted above.