

R A M M U R T I D E S I G N L T D

ARCHITECTURAL & PLANNING SERVICES

Planning statement and Design & Access Statement
to accompany Planning Application

for the Proposed Loft Conversion and Creation of 1No 1Bedroom flat
C3a Residential Use

at 930 Oxford Road Reading

For Mr H Raichura

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Description

The subject of the planning application is the loft space to the existing building which has the potential to be converted with simple extensions to the rear of the building and the introduction of a dormer extension to the front of the building.

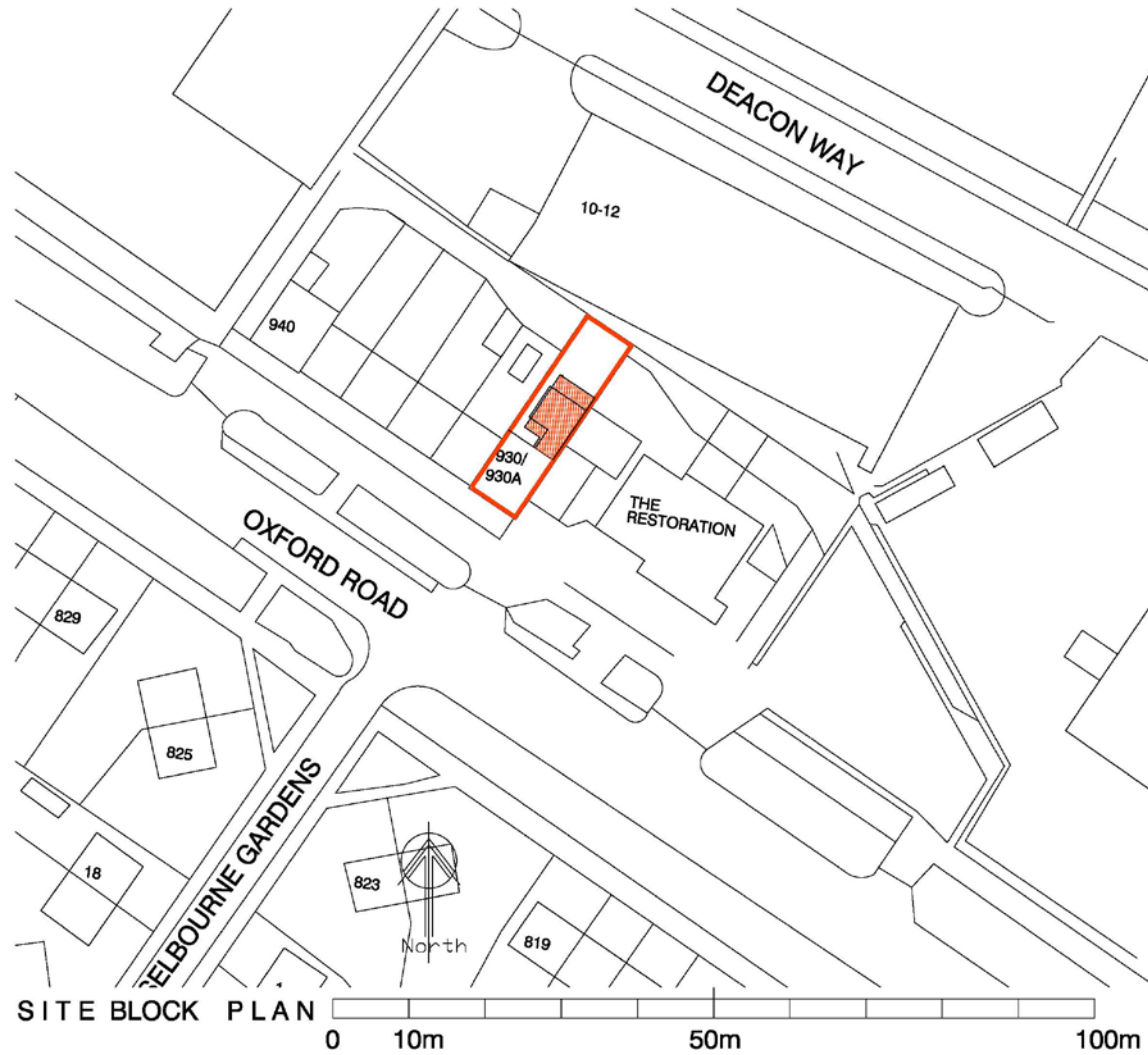
The semi-basement that lies directly below the existing building was subject to a planning approval under the Prior Approval permitted development rules that has gained permission under application reference 161917.

The Shop is one of six units in a parade fronting the Oxford Road with the premises located at the end and to the right of the parade.

The Buildings have their principle and pedestrian accesses from the front, where both the ground floor shops and the first /upper floor residential flats have their entrances. The Building is of split level arrangement and has a basement storey that is not apparent from the front but has its aspect to the rear yards in each case where most of the accommodation to each property set at the rear lower level has been converted to residential C3a use , including that of No 930 that has in addition a rear extension having been built recently.

The Shop at ground floor is let separately to the basement and to the upper floors.

It should be noted that there is no direct access to the rear garden areas by the occupants of 930A, or the shop unit itself. The basement has use of the rear yard for access and delivery/drop off arrangements. The access is suitable for the level of proposed occupancy, both pedestrian and vehicular. It is intended that parking is not required as part of the proposals and that the new residents are encouraged to make use of public transport.



Location plan to show adjacent plots and application site

Photographs



Views from Oxford Road



The views above show each of the rear yards of the properties from the parade, residential use is obvious as can be seen, there is opportunity for amenity use in each case, but with hardstanding's provided for parking.
The roof space is allocated to residential use where other than the two end units of the parade, all others have dormers allowing use of the loft areas.



Images for information only to show rear access to converted basements

Planning History

App. No.: 180578 Decision Date	Discharge of conditions 1 and 2 of prior approval 161917 07/06/2018	
App. No.: 170252 Decision Date:	Application type: Conversion of rear storage facility from use class B8 to C3 1 bedroom apartment 28/06/2017	Granted
App. No.: 161917 Decision Date:	Application type: Prior Approval CoU from storage (Class B8) to Dwellinghouse (Class C3) 05/12/2016	Prior Approval Given
App. No.: 121659 Decision Date:	Change of use of basement to B8 storage and replace existing rear timber shed with new single storey rear extension 06/02/2013	Granted
App. No.: 120730 Decision Date:	Certificate of Lawfulness for existing use of lower ground and existing timber building as B8 printers and stationers (Resubmission of 11/01357/CLE) 31/08/2012	Withdrawn
App. No.: 111748 Decision Date:	Demolition of existing timber shed and replacement with new extended single storey building 31/08/2012	Withdrawn
App. No.: 110877 Decision Date:	Certificate of lawfulness for existing use of lower ground floor and timber building as B8 printers and stationers 10/11/2011	Refused
App. No.: 102016 Decision Date:	Replacement of timber storage shed to the rear of property with brick extension 09/03/2011	Withdrawn
App. No.: 080884 Decision Date:	Erection of two storey detached building to accommodate 1 no. 1 bedroom flat and 1 no. 2 bedroom flat. 22/08/2008	Withdrawn

App. No.: 050718	Rear ground floor extension	
Decision Date:	22/11/2005	Refused
App. No.: 920772	New shop front.	
Decision Date:	02/06/1992	Permitted

Several applications have been submitted over the years with the main application to replace the rear timber building with a permanent structure being the subject in the main, and which was granted under application 121659, under and together with change of use to B8.

The most recent applications converted the basement uses to C3 providing 2No apartments.

Planning Policy

The Sites and Detailed Policies Document (SDPD) adopted in 2012 and updated in 2015 allocates several specific sites for development and sets out detailed policies for development management.

The SDPD does not schedule any specific land use change allocation for the application site, but other detailed policies of general relevance to this application include:

Policy SD1 (Presumption in Favour of Sustainable Development)

- reinforces the NPPF and confirms a positive approach to planning, with planning applications that accord with the development plan being approved without delay unless material circumstances indicate otherwise;

Policy DM1 (Adaptation to Climate Change)

- requires development to demonstrate design to adapt to climate change, including orientation for natural heating and ventilation, resistance and resilience, use of trees and other planting to improve microclimates, and minimising surface water run-off.

Policy DM3 (Infrastructure Planning)

- requires appropriate contributions through planning obligations and/or CIL for relevant local infrastructure.

Policy DM4 (Safeguarding Amenity)

- seeks to protect the living environment of existing and new residential property in terms of avoiding undue overlooking/ loss of privacy, loss of sunlight/ daylight, dominance, noise, dust, vibration, fumes or crime.

Policy DM10 (Private and Communal Outdoor Space)

- states that dwellings should be provided with relevant, functional private or communal open space.

Further and draft policies as part of Reading Borough Councils Draft Local plan submission March 2018 refer to the following pertinent policies:

H1: PROVISION OF HOUSING

- Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644 dwellings that cannot be provided within Reading will be met over the plan period.

H2: DENSITY AND MIX

- 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.
- Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, 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, having regard to all other material considerations.

H3: AFFORDABLE HOUSING

- Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading
- on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing; on sites of 5 – 9 dwellings, 20% provision of the total dwellings will be in the form of affordable housing; and on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.

H5: STANDARDS FOR NEW HOUSING

- New build housing should be built to the following standards:
 - a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.
 - b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations⁷⁷.
 - c. All major new-build residential development should be designed to achieve zero carbon homes;
 - d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
 - e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3) (see below).
 - f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.

H7: PROTECTING THE EXISTING HOUSING STOCK

- Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances. Planning permission will not be granted for a net loss in the number of residential units or gross floor area.

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

- Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas 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 other 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 or overshadowing.

The proposals do not conflict with any allocations or proposals scheduled by the Development Plan and they fully reflect principles for sustainable development and will make full use of a highly sustainable however now redundant previously developed site.

The proposals take full account of the relevant development management policies. The proposed intensity of use is appropriate to the location, and relevant to help meet needs for more housing.

The proposals will have been carefully considered in terms of the quality of living conditions provided for new residents and maintaining amenity for existing neighbours

Access

The application site is located approximately 2.1 miles from Reading Town Centre. There is a bus stop a few metres from the site with good bus links to both the town centre, Tilehurst Railway Station, Reading West Station and is within walking distance to shopping facilities, post office and supermarkets. The Waitrose supermarket is near the site, and the Tesco Hypermarket is a short walk or bus ride away. Pharmacists and Doctors surgeries are close by with both Primary and secondary schools in the immediate vicinity.

As the new dwelling will be in a sustainable area, the need for travelling by car is not provided for and as such the scheme is designed to be car free.

Appearance and scale

The proposals are:

- to convert the loft space to the existing building by including a new stair access from the first floor internally to the loft space,
- to improve the useable area within the loft
 - o by the construction of an aesthetically designed pitched roof dormer that would match and be similar to the existing dormers that can be seen on both front and rear elevations of the building in general.
 - o by the construction of a raised eaves roof extension by way of a gable end over the existing “catslide” element that currently lies over the projecting rear of the building.

These proposals are sensitively designed and attempt to retain the character of the existing building.

The proposal would generate a useable floor area measured along the minimum height at 1.5m of 38.0m².

The draft Reading Borough Council Local Plan dated March 2018 design guide has put forward for adoption minimum space standards which align with the Department for Communities and Local Government guidelines for new dwellings, which has set minimum floor areas for the type and number of bedrooms being provided.

Although these are currently guidelines, the proposals for a 1 Person 1bedroom dwelling set over a single floor for an apartment would need to achieve 39m².

The new unit would as proposed be marginally under this requirement and although proposing a separate bedroom, could easily be provided as an open plan arrangement where a studio unit could also be accommodated.

CIL/Obligations/Infrastructure

The applicant is not aware that a conversion of an existing building would attract S106 or Community Infrastructure Levy payments, but would look for guidance and confirmation as to potential contributions with any heads of terms expected to complete sectional agreements etc. and is aware for the need for the following contributions once confirmed.

Flood Risk

From data reviewed from the Environment agency, the site is not within flood zones 2 or 3 and therefore no special measures are required.

Biodiversity and Protected Species

The existing building is well maintained and does not present opportunities for protected species, i.e. bats to access the areas of work expected to the building.

Conclusion

The proposal to include a 1 bedroom apartment to the loft space of the existing building by converting the available space and adding minor improvements that retain the footprint of the existing building other than small scale improvements to the roof scape meet with policy and the councils design guide, and contribute further to bring a sense of outlook to the rear of the parade of shops.