

PLANNING STATEMENT

52 GOWER STREET, READING – RG1 7PE

INTRODUCTION

This statement has been prepared to support the planning application for the Part Single & Part two Storey Side & Rear Extension to Provide Self-Contained Studio Flat.

SITE AND PLANNING HISTORY:

SITE DESCRIPTION:

The application site 52 Gower Street is located on the Western side of Gower Street, the site contains a two storey, end of terrace property which has been converted into 2 number self-contained residential flats. The subject site is situated on an irregular plot with existing splayed front entrance and a wide front side garden and gradually narrowing at the rear. The existing property benefits from a significantly raised rear garden accessed by 10/11 steps located close to the boundary fence with neighbouring property i.e; 50 Gower Street. There is a dilapidated outbuilding at the end of an extended part of rear extension with a less than a meter gap between. The surrounding area is mostly residential with a similar scale and style. The site is not located within a conservation area, nor is it a listed building.

Gower Street links into A329 Oxford Road which is a main transport corridor in and out of Reading. The application Site benefits from less than a 3 minute walk to Reading West Station, highly sustainable site location for Restaurants, Coffee Shops, Grocery Stores along with bus stops located on neighbouring Oxford Road. The site is accessible by all modes of transport and is easily located having a strong accessibility on a major arterial route.

PLANNING HISTORY:

There is not much of a planning history apart from two planning applications as below.

89125 - Conversion of house into flats

090847- Certificate of Lawfulness for existing use of property as 2x one bedroom flats.

RELEVANT PLANNING POLICIES:

The following planning policies are taken into consideration for the above-mentioned proposal;

- Reading Borough Local Development Framework Core Strategy (2008) CS15 (Location, Accessibility, Density and Housing Mix)
- CS17 (Protecting the Existing Housing Stock)
- CS18 (Residential Conversions) CS24 (Car/Cycle Parking)
- CS34 (Pollution and Water Resources)
- Reading Borough Local Development Framework Sites and Detailed Policies Document (2012)
- DM4 (Safeguarding Amenity)
- DM5 (Housing Mix)
- DM8 (Residential Conversions)
- DM10 (Private and Communal Outdoor Space)
- DM12 (Access, Traffic and Highway-Related Matters)

- DM19 (Air Quality)
- Supplementary Planning Guidance/ Documents: Residential Conversions SPD (2013)
Revised Parking Standards and Design SPD (2011)

PROPOSAL:

EXISTING LAYOUT: The flats are arranged to produce 2 number self-contained flats with one bedroom each. The ground floor flat access door leads into the living room with a provision of a bedroom at the front and separate kitchen and bathroom is provided at the rear of the ground floor. The property was divided through a standard conversion with access door provided at the bottom of existing stair case to access the first floor flat with separate bedroom and bathroom while combine living and kitchen dining is provided at the front.

Accesses to the existing flats are through an existing hallway through the main entrance door.

PROPOSED EXTENSION AND LAYOUT: Planning permission is applied for a part single storey side return rear extension and part first floor extension. The Proposed extension would involve the demolition of a small outbuilding at the rear of the property. The part single storey side rear extension is provided with a light well from the rear facing wall of the main building which would have depth of 1.5m and width of 1.5m approximately. The remaining side rear return of the rear extension would infill only the part side of the back addition and protrude 2.85m. The side return rear extension will extend at the rear as a continuation of the existing rear extension by approximately 2.0 from the rear facing wall of the extension originally line of the rear part and will be extended by demolishing the existing outbuilding. The two-storey side extension is proposed in a conventional style with a setback from the existing splayed front wall corner by approximately 1.7m and will follow the existing boundary wall line which is approximately more than 2.0m in height and will continue on the ground floor to the side return at rear. The first-floor extension however will have a minimum depth of 5.4m.

DESIGN:

The design is limited to a solution of making efficient use of the existing available floor space. There have been few physical alterations internally that were required to use the existing ground floor more efficiently and to have a direct access to the share rear garden. The proposed new self-contained studio flat is provided within the side and rear extension proposed having a private patio area located at the rear with an access to communal garden. The proposed studio flat with a modern layout is suitable for the one person providing all the amenities required.

There is no change to the existing front elevation of the existing house, so the basic design principal was to retain as many original features of the existing house by which the applicant has been successful in keeping that approach. However the two storey side extension which is set back from the front facing wall of the existing house will be subservient and will have minimum impact onto the street scene. Two storey side extension will therefore have no adverse impact, no overlooking and will have no impact on the daylighting of the neighbouring properties.

The proposed fenestrations and architectural detailing will complement the existing host properties and the roof design will blend into the existing roof with a lower ridge line as the scale of the proposed extension is smaller than the main building.

CAR PARKING:

There is no car parking available onto the site at present. This will not change as a result of this proposal. However on street parking is available for the residents with a controlled permit system in place therefore from Local authority and can be obtained the permits if required so.

The site benefits from abundance of Public transport which includes bus stops approximately few minutes away from the application site therefore the covered cycle bunker by cycle works is proposed at the rear to accommodate 3 cycles. However, a wall mounted Sheffield cycle hoop will be fixed into the existing front wall to provide secure lockable cycle parking for the first floor flat.

WASTE & RE-CYCLE COLLECTION:

2 number 360lit each bins are being proposed at the front of the side extension of the property for the refuse and recycle waste.

JUSTIFICATION:

The main points of this application are:

The applicant considers and along with general planning guidelines that Residential extension and conversions have an important role to play in housing supply in Reading. Side and rear extension to existing residential self-contained flats along with a proposed self-contained studio flat added a valuable supply of reasonably affordable private rented accommodation, meeting a need in the market. The Housing Strategy notes that the private rented sector is a very important part of the housing market in Reading.

The applicant has successfully addressed any residential extension which must contribute to achieving an appropriately mixed and sustainable community by providing an acceptable housing mix, ensuring that single family housing remains the dominant form of dwelling in the vicinity of the application and ensuring there is not a detrimental impact on the physical character of the area.

The applicant has successfully provided the external windows to all habitable rooms, such as living rooms and bedrooms.

As the provision of natural light and ventilation is a legal requirement under Environmental Health legislation.

The provision of outdoor cycle storage with a secure, covered cycle bunker at the rear and one Sheffield cycle stand is proposed at the front of the property. The bike storage area will be provided with lockable with provision to secure bicycles within it.

The applicant has successfully provided the sufficient and suitable refuse containers positioned within the curtilage of the application building which is easily accessible for all occupants of the house and the refuse collectors and ensuring they are sympathetically located with regard to their visual impact.

CONCLUSION:

In accordance with the above assessment, it is considered that the proposal is consistent with the adopted Reading Borough Local Development Framework Core Strategy (2008) CS15 (Location, Accessibility, Density and Housing Mix), Reading Borough Local Development Framework Sites and Detailed Policies Document (2012). Therefore, the application should be recommended for grant of planning permission.