

Planning Statement

66 Watlington Street, Reading, RG1 4RT

Project Ref 8782

Date. July 2018



1.0.0. History

No previous planning applications have been made in relation to this building since built in the 1950's-1960's.

1.1.0. The site & its surroundings

The site consists a mid-four storey terraced house on the west side of Watlington Street within a well established residential area, there appears to be a mix of dwellings & flats. It is not known how many dwellings single family or HMOs there are.

The site is close to the main London Road & there are excellent access routes into town & local amenities. It is in a Conservation area.

The building consists of a basement flat which has been in existence for more than 4 years & 5 bedsits with a licence.

The basement flat has direct access into the rear garden, this level being equal to the basement flat.

Single storey rear extensions exist on both sides as shown on the proposed plans & elevations.

1.2.0. The Proposal

The proposal is to demolish the small single storey rear extension, to construction a single storey pitched roof extension with a smaller first floor extension so as not to create light issues with the adjoining properties. This provides sufficient space to allow a 2 bedroom flat in the basement with 3 1-bedroom flats on the upper floors

1.3.0. The Design

The design has been carefully considered so that the alterations & extensions enhancements to the street & rear garden while respecting the Conservation area & also providing a mix of 2 bed & 1 bed flat accommodation in a popular residential area.

The front garden is partly excavated to provide an external stair to the basement flat, formalising the bin storage which is always an issue with terraced properties.

The formation of an external stairs approach is not uncommon in the road, this provides independent access to the basement flat rather than utilising the internal stairs which it proposed to be removed from ground floor to basement level.

As there is a half landing it is necessary to reduce the floor level on the ground floor as one passes from the rear to front room.

1.4.0. The Layout

The layout is carefully considered to create the required stacking to allow similar rooms over each other to limit noise & disturbance.

The road is not a main thoroughfare & therefore the siting of the bedrooms on the front elevation should not give rise to any concerns.

Providing a living area to the rear of the property allows the basement unit to enjoy the rear garden properly rather than having to go through a bedroom which is normally the case when the bedrooms are situated at the rear.

The study/second bedroom is an inner room; however, this is planning to be air conditioned to create a pleasant environment.

1.5.0. The Scale

The scale of the rear extension is in keeping with the surrounding properties, the first-floor element is very modest & therefore does not cause any light issues with adjoining properties.

1.6.0. Landscaping

There is no scope for landscaping on the frontage.

The rear garden will be laid out to lawn & border planting with a patio outside the French doors.

1.7.0. Appearance

The front elevation will be refurbished with new upvc conservation sash windows.

The frontage is being altered to provide an external staircase to the basement flat.

Formal bin storage is provided together with a new front wall & railings.

1.8.0. Refuse Storage

Formal refuse storage is provided on the frontage as shown.

1.9.0 Parking & Cycling

No off-street parking is available; however the current use is as 1 flat & 5 bedsits i.e. 6 occupants. The proposal is for 4 self-contained units for 5 persons.

The property is in a highly sustainable area close to local bus routes & is an easy walk into Reading Town Centre & Train station.

Cycle storage is provided in the basement area in the front area next to the entrance door.

As there is insufficient space within the front garden, there is sufficient storage space within the upper floor flats to house fold up cycles.

It should be noted even if there was sufficient space, secure cycle storage within the front garden would not be viable, the cycles would go missing!

1.10.0 Appraising the context

Planning policies: Residential conversions SMD 2013

Looking at the checklist;

1. External alterations have been designed sympathetically
2. The Extensions respect the character of the existing house & allow good quality amenity space.
3. The housing mix is 3no 1 bed units & 1 no 2-bed unit.
4. Appropriate outdoor amenity is provided for the basement flat.
5. There are no issues privacy & overlooking/access to sunlight & daylight/visual dominance/noise & disturbance/crime & safety.
6. The house exceeds 120sqm.
7. The internal measurements exceed the Council's minimum requirement.
8. The conversion will comply with the current building regulations.
9. The room stacking is correct.
10. Habitable rooms incorporate windows. Bedroom 2/study to the basement flat still enjoys the light from the living room window & is also a/c ed.
11. The basement unit is only a basement on the frontage & is at ground level at the rear.
12. There is no attic space being converted.
13. There will be less people occupying the flats than the HMO & Flat.
14. It is understood that no parking permits will be allowed.
15. There is no off-street parking
16. Some outdoor cycle storage is provided, the rest is internal.
17. Sufficient bin storage is provided in a formal fashion enclosed in a dwarf brick wall.
18. The access is quite level.
19. As the development is less than 10 units there is no contribution.
20. Noted

- 21. The layout complies the current Building Regulations
- 22. Noted
- 23. The basement unit is suitable for family accommodation.
- 24. The basement unit has direct access to a private garden.
- 25. N/A
- 26. N/A

2.0.0. Flooding

The site location is not in or close to any identified flood zones.

3.0.0. Noise

The site is located away from any major through roads, and as such is unlikely to be subjected to heavy traffic noise; however, the building will be provided with double glazed windows and will have a good level of air tightness assisting the sound insulation properties.

4.0.0. Pollution

If there is an air quality issue with this site Whole house ventilation will be installed into each flat.

5.0.0. 106 Contributions

In this instance, no contributions will apply as the conversion creates less than 10 units of accommodation.

6.0.0 CIL

CIL form enclosed.

7.0.0. Conclusions

We believe the conversion of this HMO & 1 flat incorporating a modest rear extension creates good quality affordable market accommodation which will be rented.

It is in a highly sustainable location & complies the Councils Conversion Policies.
