IAN HUNT ASSOCIATES LIMITED

ARCHITECTURE PLANNING INTERIORS

9 HIGHMEAD CLOSE, READING, RG2 7NG

PROPOSED NEW DWELLING

PLANNING STATEMENT

Ref: 1253.DOC.03 **Issue Date: 12 April 2018**

1.00 Introduction

1.01 This Planning Statement accompanies a Full Planning application for the proposed construction of a 2-storey attached single dwelling on the side of 9 Highmead Close, Reading, RG1 4RB.

1.02 This proposal has been developed taking into consideration the advice received from Ralph Chakadya (Planning Officer) both in his Pre-app Report dated 06 February 2017 and at a follow-up on-site meeting with Ian Hunt on 22 January 2018, following the submission of a Pre-Application Enquiry ref. 162281, as detailed below.

2.00 The Application Site

2.01 9 Highmead Close is the end house of a terrace of 4 houses on the west side of Highmead Close, one of five such terraces in the close, and constructed of brick under a concrete tiled roof.

2.02 There is a large triangular shaped garden to the rear and side of the property, being a corner plot. The plot has an area of approximately 566m^2/0.0566 hectare.

2.03 The existing use of the site is as a single residential dwelling. The property is not listed, within the curtilage of any listed building or within a conservation area.

2.04 Photo of the existing site

Front (east) elevation of 109 Highmead Close

3.00 Relevant Planning History

3.01 No record of previous planning applications for the site.

3.02 Pre - Application Enquiry ref: 162281:
Proposed two-storey detached 3-bedroom dwelling.

Submission of this Pre-Application Enquiry and receipt of the Pre-Application Enquiry Report was followed up by a meeting on site with Ralph Chakadya (Planning Officer) on 22 January 2018 where useful dialogue took place and options discussed.

Summary of advice provided by the Planning Officer in his Pre-app Report dated 06 February 2017:

- *The proposal would result in built form within garden land that is at odds with the prevailing layout pattern of the terraced houses in the vicinity and significantly detract from the character and appearance of the surrounding area. This would be contrary to policies DM11, CS7 and the NPPF.*

- *The development would fragment gardens that currently enhance the biodiversity and green network of the area contrary to policy DM11 and the NPPF.*

- *The proposal is unacceptable in relation to potential harm to trees and the amenity value that they provide contrary to Core Strategy CS38.*

- *Subject to complying with the advice on transport issues, the proposed development is not considered to have an adverse effect on highway safety and capacity.*

- *The proposed development will be liable to make CIL and affordable housing contributions.*

Prior to, and during the on-site meeting with Ian Hunt on 22 January 2018, Ralph Chakadya advised that he had issues with the proposed detached dwelling due to loss of symmetry in the close and that he would prefer to see a new end-of-terrace dwelling, of similar size and proportion, attached to the side of No.9.

4.00 The Proposal

Use and Amount

4.01 The proposal is for the construction of a new two-storey, 3-bedroom house attached to the north side of the existing end-of-terrace house, in accordance with advice received from the Planning Officer.

4.02 The new dwelling is approximately the same width as the existing house at 109 Highmead Close but with a shorter overall depth. The new dwelling is set back 2.7m from the front of the existing house to allow the existing drive to be retained at the front to provide off-street parking spaces.

4.03 The site is an established residential plot which consists of a 3-bedroom end-of-terrace house. The proposed new dwelling will have a gross internal floor area of 93.3m^2 divided equally between the two floors, and will also have 3 bedrooms.

5.00 Layout and Scale

5.01 For the layout, please refer to the Proposed Floor, Site and Block Plans submitted with this application.

5.02 A Lounge, Kitchen/Dining Room, WC and Entrance Hall with Store are located on the ground floor with 3 Bedrooms (one with En suite) and a Family Bathroom on the first floor.

5.03 The design and layout of the new dwelling is in accordance with current Reading Borough Council policies and standards for new housing.

5.04 The new dwelling will be similar in design to the existing end-of-terrace house, with a similar width and matching roof pitch and ridge height, but with the external walls finished in white smooth render to match the wall finish of No. 7, to provide some relief and variety to the street scene. As such, the proposal is considered to be in keeping with the character and scale of the street.

6.00 Landscaping

6.01 It is proposed to sub-divide the existing large rear/side garden to 9 Highmead Close between it and the new dwelling (9A). The resulting rear gardens, which are appropriate to the scale of the dwellings and achieve the required minimum private amenity spaces will be as follows:

9 Highmead Close: 69m^2 (rectangular in plan, not including existing 18m^2 single storey rear extension)

9A Highmead Close: 276m^2 (triangular in plan)

6.02 Soft landscaping – the existing plot is mainly laid to lawn with shrubs and generally overgrown. There are no trees within the curtilage of the existing site. The proposal allows for the removal of 13No topped Leylandii Cyprus trees, in poor condition, that currently form a screen along the edge of the front drive on land belonging to 10 Highmead Close. It is proposed that these will be replaced by a new Hornbeam hedge together with a Field Maple tree. Suitable tree protection measures will be employed to provide protection to existing trees along the west and north-east boundaries on neighbouring land. For details of new tree planting and tree protection measures, please refer to the Arboricultural Report and Tree Protection Plan prepared by Heritage Tree Services Ltd that form part of this application.

6.03 Hard landscaping – the existing frontage to 9 Highmead Close will be altered to provide a new permeable surfaced hardstanding for one off-street car parking space. The existing drive running along the boundary with 10 Highmead Close will be re-laid in “No-dig” construction with a permeable surface to provide a new drive for two off-street car parking spaces for the new dwelling. See also the Arboricultural Report and Tree Protection Plan prepared by Heritage Tree Services Ltd for further information on the new drive.

7.00 Design and Appearance

7.01 The proposed new dwelling will constructed in a similar style and appearance to the existing houses in the terrace, with white smooth rendered wall under a dark brown concrete tiled pitched roof.

8.00 Access and Parking

8.01 The proposed dwelling will have external and internal access to comply with Building Regulations Approved Document Part M.

8.02 Pedestrian access is maintained from Highmead Close to both the existing No. 9 and new No. 9A via the new shared permeable paved hardstanding and drive with Part M compliant ramped access as necessary.

8.03 Vehicle access to both Nos. 9 & 9A will be via the existing crossover and new permeable paved drive and hardstanding to No. 9, providing off-street parking for 1 car at No. 9 and 2 cars at No. 9A.

8.04 According to Reading Borough Council's Revised Parking and Design 2011, the site is within Zone 3, Secondary Core Area. The standards require a minimum of 2 parking spaces per unit.

8.05 This scheme proposes 1 space for the existing house (No. 9) and 2 spaces for the new house (No. 9A) for the following reasons:

a. Neighbouring properties within the street generally have only one off-street parking space.

b. The site is within a sustainable location situated within 400m of several bus routes serving central and outer Reading.

c. The site is within an area of permit free parking and there is an established precedent for on-street parking.

d. Though for a slightly different parking proposal, the Pre-Application Report stated: *"The site is located in an area with good public transport links. Subject to compliance with the Council's parking standards, cycle and bin storage, the Council's Transport Officer has not objected to the development on highway safety and capacity grounds."*

9.00 Assessment of Proposed Development Against Planning Policy

9.01 DM1: Adaptation to Climate Change – the proposed scheme will be constructed to comply with the relevant Building Regulation requirements including part L and surface water will be dealt with on site via soakaways etc.

9.02 DM4: Safeguarding Amenity – with the proposed dwelling being attached to the side of No. 9 and being of similar size and and appearance, it will achieve acceptable levels of privacy and overlooking and will not be overbearing. It is considered that the proposed scheme will not result in harm to the amenities of the existing neighbouring dwellings.

9.03 DM11: Development of Private Residential Gardens - note has been taken of comments made in the Pre-Application Report with the proposed dwelling now relocated to the side of 9 Highmead Close instead of being detached and sited further back into the triangular section of the site close to the west and north-east boundaries. This relocation results in the bulk of the existing rectangular garden to the new dwelling being retained and therefore substantially reducing garden fragmentation and harm to the biodiversity and green network of the area to an acceptable level.

9.04 DM12: Access, Traffic and Highway-Related Matters – no alteration is proposed to the existing access from the highway.

9.05 Core Strategy Policy CS1: Sustainable Construction and Design - the following sustainable features are proposed:
a. Floor, wall and roof insulation to a standard higher than the minimum required by Building Regulations.

b. Low U value windows incorporating argon filled double glazed units and low energy glass.

c.A rated appliances, including an energy efficient condensing central heating boiler.

d. Use of low energy light bulbs throughout.

e.Water saving taps and sanitaryware.

f. Provision of waste bin storage area on front hardstandings of both dwellings will be provided to enable sorting, recycling and storage of waste products and packaging prior to collection.

g. Provision of secure cycle storage provided in rear gardens of both dwellings in the form of small sheds.

9.06 Core Strategy Policy CS7: Design and the Public Realm – the external appearance and form of the new dwelling are similar to the existing dwellings in the close, therefore it is considered that it's layout and visual appearance will be acceptable within the street scene.

9.07 Core Strategy Policy CS38: Trees, Hedges & Woodlands – as mentioned at 9.03, note has been taken of comments made in the Pre-Application Report and the proposed dwelling has now been relocated to the side of 9 Highmead Close. This substantially reduces the impact on trees outside the curtilage, especially the belt of trees to the west that form a block of mixed deciduous woodland, and will serve to preserve the amenity value that they provide. In addition, tree protection measures will be employed during the construction stage, as detailed in the Arboricultural Report and Tree Protection Plan prepared by Heritage Tree Services Ltd that form part of this application.

9.08 Core Strategy Policy CP4 and the Council's Community Infrastructure Levy seeks to mitigate the impact of new development on the Borough's infrastructure. The relevant CIL Questions form has been completed and submitted with this application.

10.00 Conclusion

10.01 This Planning Statement demonstrates that the proposed development takes into consideration the comments made in the Pre-Application Report and meets the requirements of the National and Local Development Plan policies and would sympathetically facilitate extended residential use without detriment to the character, scale and amenity of the neighbouring properties.