

PLANNING STATEMENT

42 SHINFIELD ROAD, READING, RG2 7BW

MAY 2018

JOB REFERENCE: 17073

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Mr Mohammed Arif, in support of a planning application submitted to Reading Borough Council for the redevelopment of 42 Shinfield Road, Reading.
- 1.2 The scheme includes **xxx** m² of new residential floor space providing 14 independent bedrooms in a house of multiple occupation. The scheme also includes new high-quality landscaping which contains the appropriate car parking, cycle storage and bin storage that the site requires.
- 1.3 The scheme has been subject to detailed discussions with the local planning authority and other key stakeholders who have helped to inform the application proposals.
- 1.4 The purpose of this statement is to identify the relevant planning considerations raised by the application and provide an assessment against the prevailing planning policy framework.
- 1.5 This planning statement is comprised of the following sections;
 - **Section 2** – The proposed development and supporting documentation
 - **Section 3** – The site and its context
 - **Section 4** – Planning history and pre-application discussions with the Local Planning Authority
 - **Section 5** – Planning policy framework
 - **Section 6** – Planning considerations
 - **Section 7** – Summary and conclusions

2.0 PROPOSED DEVELOPMENT

2.1 The planning application is submitted on behalf of Mr Mohammed Arif, for the comprehensive redevelopment of 42 Shinfield Road, Reading.

2.2 The application seeks planning permission for: -

'Demolition of existing building and redevelopment to construct a house of multiple occupation (class C4) which will provide 14 x 1-bedroom dwellings, together with associated car parking, access and servicing arrangements and landscaping improvement'

2.3 A breakdown of the provision sought is set out in the table below.

TYPE	TOTAL
1 bed	14
TOTAL	14

Cycle Parking	10
Car Parking	4

3.0 SITE CONTEXT

- 3.1 The site is 0.08 hectares and is within the administrative area of Reading Borough Council. This site is currently occupied by a two-storey single residential dwelling, of traditional construction.
- 3.2 The site is within the
- 3.3 The site is situated on Shinfield Road (A327) and is bound by Chancellors Way to the North and Wellington Avenue to the south. Shinfield Road is an established street scene of mainly semi and detached properties with a variety of architectural styles.
- 3.4 The site lies to the south west of Reading University and is situated in a large residential area of Reading which is dominated by two storey properties, which are a mixture of semi and detached properties.
- 3.5 An analysis of the site and surrounding area is included in the Design and Access statement which accompanies this application.
- 3.6 The site is not situated in a conservation area nor are there any statutory or locally listed buildings that might be adversely affected by the site's redevelopment.
- 3.7 The application site is located within Zone 3, secondary core area, of the Council's adopted parking standards and design SPD.
- 3.8 The site is located within 400m of Reading Council's High Frequency 'Premier Route' bus service. This service provides high quality bus routes to and from Reading town centre and other local centre facilities.
- 3.9 Reading town centre provides a good array of connections to several key destinations in the South East and South West.

4.0 PLANNING HISTORY and BACKGROUND

Planning History

- 4.1 A full planning application for the demolition of the existing three-bedroom property and erection of a new four-bedroom property on the same site was approved by RBC (Reading Borough Council) on the 4th April 2005.

Reference – 05/00111/FUL (050669)

- 4.2 Before the approved listed in 4.1 a previous full planning application for the demolition of the existing three-bedroom property and erection of a new four-bedroom property on same site was refused by RBC on the 9th December 2004.

Reference – 04/01209/FUL (041086)

- 4.3 Reference is also drawn to the planning application submitted to RBC for the adjacent property at 40 Shinfield Road, which proposes the change of use from C3 dwelling to C4 small HMO including internal and external alterations. This application was approved by RBC on the 9th March 2018.

Reference – 172322

Pre-Application Consultation

- 4.4 The application submitted plans to the council on the 17th January 2018.
- 4.5 An initial response document was prepared by Alison Amoah of RBC and was received on 9th April 2018
- 4.6 A meeting was held between Alison Amoah and Marc Fleckney of Hester Architects. The meeting was to help bring forward a successful proposal.
- 4.7 At the pre-application meetings the following topics were discussed:
- Principles of Use
 - Design, Appearance, Layout and Scale
 - Residential amenity
 - Landscaping and Car / Cycle Parking
 - Section 106 Affordable Housing & Community Infrastructure Levy
 - Sustainability

5.0 PLANNING POLICY CONTEXT

- 5.1 This section identifies key planning policy and guidance at a national, strategies and local level which is of most relevance to the proposed redevelopment of the application site.

National Planning Policy Framework (NPPF) 2012

- 5.2 At the national level the Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27th March 2012.
- 5.3 At the heart of the NPPF is a presumption in favour of sustainable development which should be a golden thread running through both plan-making and decision-taking.

Local Level Policy

- 5.4 Reading Borough Council's development plan is made up of the following key documents which are deemed to be relevant to the proposal

Adopted Core Strategy

- 5.5 The Reading Borough Local Development Framework Core Strategy was adopted in 2008, altered 2015, and sets out the overall planning strategy and important principles for development in Reading.

Sites and Detailed Policies

- 5.6 This document sets out the planning principles for Reading. It was adopted by Reading Borough Council in October 2012, altered January 2015) and covers a 14-year plan period up to 2026.
- 5.7 This document contains development management and site-specific policies concerning schemes promoting sustainable development, residential conversions and safe guarding amenity.

Emerging Local Plan

- 5.8 The council have begun preparation of a new Local Plan, with the draft consultation document published in January 2016.

Supplementary Planning Guidance

5.9 The following supplementary planning documents and notes are material to this application:

- Revised parking standards and design (2011)
- Revised sustainable design and construction (2011)
- Residential conversions (2013)
- Planning obligations under S106 (April 2013)
- Affordable Housing (July 2013)

5.10 Along with the above the scheme will have to be assessed against the Residential Conversions Supplementary Planning document (2013)

6.0 ASSESSMENT OF PLANNING CONSIDERATIONS

Principles of Use

- 6.1 The RBC Core Strategy document policy CS17 states that '*Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances*'.
- 6.2 The proposal is for the demolition of an existing family house and the construction of a new HMO which will be predominately used by students of the Reading University. It is felt that due to the proximity of the university to the application site, this development will be in the interest of the local area and provide much student accommodation supply.
- 6.3 The proposal has been designed to meet the requirements of Policy DM8 of RBC Site and Detailed policy document.
- 6.4 Policy DM8 states that '*The proposal respects the physical character of the area and additionally would not, either individually or cumulatively, unduly dilute or harm an existing mixed and sustainable community through the significant loss of single family housing*'
- 6.5 The residential conversions SPD states that the proportion of HMO's within a 50m radius should be no more than 25% of the housing stock. Within 50m radius of the site there are 8No. properties of which currently 1No. is an HMO. If our proposal was to be approved then that would raise the number to 2No. HMO's in a 50m radius, that would provide a percentage of 25% which is the threshold set out in the policy. For clarification refer to Appendix B.

Design, Appearance, Layout and Scale

- 6.6 The RBC Residential Conversions SPD sets out the relevant standards for achieving acceptable levels of residential design in connection with a residential conversion. This document follows the principles set out in adopted policies DM4, DM8 and DM10 of the Sites and Detailed policies document.
- 6.7 Policy CS18 of the Core Strategy states, '*Proposals to convert properties for multiple occupation will be assessed against the impact on the amenity and character of the surrounding area*'

- 6.8 The proposal is for the demolition of a two-storey detached family dwelling and the construction of a new two storey detached building for use as an HMO. The building has been designed to respect the surrounding properties and is no larger than the property that was approved previously by RBC. Ref: 05/00111/FUL (050669)
- 6.9 The proposed building has been set out in line with the existing property as to not encroach on the adjacent properties and not alter the frontage to Shinfield Road or alter the landscaping which screens the property from the main road.
- 6.10 The proposed building does not encroach on the 45deg daylight provision to the neighbouring properties to the rear of the site. This ensures that the building does not impact on the current sunlight amount the adjacent properties are achieving.
- 6.11 The proposed roof design has been devised so that the ridge of the main part of the roof is no higher than that of the neighbouring properties. The site elevation which accompanies this application will demonstrate this. This has been designed to not make the building overbearing and have that visual dominance which will detract from the current frontage to Shinfield Road.
- 6.12 The rear of the property can only be accessed from the side of the property by a secure gate which will either have a keycode lock or a fob access to control access to the rear of the property. There is an internal lobby within the building which provides a two-door entrance to the building. This means that visitors, postman, deliveries etc, will not be able to gain access to the main part of the building without being allowed in.
- 6.13 The proposed House of Multiple Occupation has been designed to contain 14 residents which is over the threshold set out in Policy DM8 of the Sites and Detailed policies document
- 6.14 The Residential Conversions SPD sets out the required minimum room sizes in an HMO. The document states that each bedroom should be 6.5m² for a single occupancy.
- 6.15 The bedrooms in the proposed are all above this threshold with the smallest of the 14 proposed being 6.68m².

- 6.16 The SPD requires 'One communal rooms for every 4-6 bedrooms' our proposal provides 2 communal rooms for 14 bedrooms which does not comply with the requirements. During the pre-application process it was deemed that due to the oversizing of the communal rooms which exceed the requirements that this would be sufficient. The location of these spaces is to the rear of the property which provides an overlooking to the large rear garden.
- 6.17 The floor plates of the two proposed floors are the same so there is no issue with rooms stacking which complies with the requirements of the SPD.
- 6.18 All the rooms within the new development will have an openable window and be of a size that provides sufficient daylight to the room. The windows have been positioned to the front and rear of the property to maintain the privacy to the neighbouring properties. The side windows to the front rooms on ground and first floor will be opaque and have only been provided for light.
- 6.19 A bin store which meets the requirements of RBC waste management guidelines for Reading has been provided to the front of the property which allows easy access for collection. It also is far enough away from the property as to not create an odour issue.
- 6.20 The proposal will be designed to meet the requirements of Robust Details or the relevant building regulations requirements to ensure that there is no sound egress to neighbouring properties from the building.

Residential Amenity

- 6.21 The RBC Residential Conversions SPD sets out the relevant standards for achieving acceptable levels of residential amenity in connection with a residential conversion. This document follows the principles set out in adopted policies DM4, DM8 and DM10 of the Sites and Detailed policies document.
- 6.22 The RBC Residential Conversions SPD contains a consideration checklist which has been completed and have been added as an appendix to the back of this document (appendix A)

- 6.23 The proposal intends to use the entire rear of the property as a shared external amenity area which complies with Policy DM10 of RBC Sites and Detailed policies document.
- 6.24 Policy DM8 of the RBC Sites and Detailed policies document states, *'There is an appropriate balance between communal and private areas for sui generis HMOs'*.
- 6.25 The proposal provides 132.44m² of internal private space which will be used by the residents. The development provides 46.92m² of internal communal space and 412.58m² of external communal space. Overall the site provides close to 1 to 3.5 private space to amenity space ratio.

Car / Cycle Parking

- 6.26 Due to the unique location of this site, the principles of car parking provision as set out in RBC Parking Standards and Design SPD for Halls of Residence's are were deemed not relevant following a pre-application response.
- 6.27 It was agreed in principle that a ratio of 0.25 spaces per resident would be a sufficient provision considering local circumstances which include; access to public transport and the availability of on-street parking in the local vicinity. The proposal achieves the minimum number of spaces to meet this requirement,
- 6.28 The proposed car parking is to be located at the front of the site, using the existing access to the site which will reduce the impact on the existing landscaping.
- 6.29 The RBC Parking Standards and Design SPD makes no specific reference to the cycle provision for a Class C4 HMO. The proposal has been designed to achieve a 0.5 ratio for cycle storage. The design is to provide 4No. Sheffield stands which will be covered. The cycle store will be located to the rear of the property which can be access by a secure gate to the site of the property,

Landscaping

- 6.30 The application proposals have been designed to retain as much of the existing landscaping as possible.

- 6.31 The proposed car parking to the front of the site has been designed to sit behind the existing landscaping that provides the frontage to Shinfield Road.
- 6.32 The bin store has been design to be of a material that is sympathetic to the surrounding landscaping and not to have a detrimental effect on the existing.
- 6.33 The cycle store has been located in the rear of the property as to not over crowd the front of the site and create a sense of openness to the front of the development.
- 6.34 The proposal has been set out on site as to not influence any of the existing trees that are found on the site. All efforts will be made during the construction period to ensure that all trees and roots are protected.

Section 106, Affordable Housing & Community Infrastructure Levy

- 6.35 Planning policy at the national and local level recognises that the provision of affordable housing needs to be considered in the light of viability issues.
- 6.36 Policy DM6 would apply to the creating of a new residential unit.
- 6.37 RBC Affordable Housing SPD refers to *'The policy will not be applied to student accommodation unless this is being developed on an allocated housing site or a site where residential development would have been anticipated.'*
- 6.38 The proposal falls within the description listed in 6.37 and thus is eligible for providing an Affordable Housing contribution. This has been calculated following pre-application advice as 5% of the building valuation.
- 6.39 It has also been noted following pre-application advice that the scheme is liable for Community Infrastructure Levy and is to be calculated at £147.29 per m² of GIA. A completed CIL form will accompany this application.

Sustainability

- 6.40 The proposal has been designed to meet the requirements of CfSH level 4 as required by RBC Sustainable Design and Construction SPD and policy CS1 of the RBC Core Strategy document.
- 6.41 The proposed development has targeted high standards of build quality.

- 6.42 The sustainable design for the development focuses on the implementation of sustainable systems for energy, water management, waste, pollution and the use of materials in line with the relevant building regulations requirements.
- 6.43 The proposal will be design to meet the requirements of Approved Document L of the Building Regulations.

Other Matters

- 6.44 Policy DM19 of RBC Sites and Detailed Policies document states that the site is within an Air Quality Management Area and as such *'where a development would introduce sensitive uses (such as residential....) into or intensify such uses within detrimental effects on that use will be mitigated'*.
- 6.45 The siting of the proposed site is a distance away from the main road, so the air quality of the habitable rooms should not be detrimentally affected by the traffic on the main road.
- 6.46 The rear of the property is screened by the new building so the air quality in the shared communal spaces should not be affected by the Shinfield Road. The surrounding properties also have external spaces adjacent to ours so should not cause a detrimental effect on air quality.

7.0 SUMMARY and CONCLUSIONS

- 7.1 The proposed development would provide a high quality HMO within a desirable area, close to the university and also a highly accessible town centre location.
- 7.2 The proposed building has been designed within the envelope of the previously approved scheme and so does not create any greater impact on the adjacent properties.
- 7.3 As demonstrated above the new development complies to all local and national planning policies and where not achievable justification has been provided to explain the reasons and rationalise for various decisions.
- 7.4 The new development will be built to the highest specification and will provide living accommodation which will be above that required by Reading Borough Council and will complement the current housing style and layout of Shinfield Road.

8.0 APPENDIX A

'Checklist' for consideration of residential conversions applications

Note: Policies with the prefix 'CS' are adopted Core Strategy policies and policies with the prefix 'DM' are adopted Sites and Detailed Policies Document policies.

Checklist 1	(CS18, DM8): Any external alterations must be carried out sympathetically, respecting the physical character of the area.	✓
Checklist 2	(DM4, DM9, DM10): Extensions must achieve acceptable residential amenity for existing and new occupiers plus respect the character of the existing house and area ensuring outside amenity space is not unacceptably reduced.	N/A
Checklist 3	(DM8): Any residential conversion must contribute to achieving an appropriately mixed and sustainable community by providing an acceptable housing mix, ensuring that, as appropriate, 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.	✓
Checklist 4	(DM10): An appropriate level of private outdoor space will be expected.	✓
Checklist 5	(DM4, DM8): Issues such as those below need to be taken into account in any residential conversions application: • privacy and overlooking, • access to sunlight and daylight, • visual dominance and overbearing effects of a development, • noise and disturbance, • crime and safety.	✓
Checklist 6	(DM8): The property to be converted to a flat or large HMO should have four or more bedrooms or measure more than 120 square metres gross. When calculating the floor area of the property the measurement should be based on the external dimensions as at 1 st July 1948 or when built (whichever is the later).	✓
Checklist 7	The Local Planning Authority will consider applications for house conversions including both HMOs and flats against the Council's adopted minimum internal floorspace standards as set out at Appendix 1.	✓
Checklist 8	(DM4, DM8): It will be necessary to ensure appropriate sound insulation between proposed and neighbouring units before a converted property is occupied.	✓
Checklist 9	(DM4, DM8): Proposed layouts should avoid locating living rooms, bathrooms and kitchens next to, above, or below	✓

	proposed and neighbouring bedrooms. Instead, the 'stacking' of rooms of a similar type is preferable.	
Checklist 10	(DM4, DM8): Habitable rooms, such as living rooms and bedrooms, should benefit from an external window. The provision of natural light and ventilation is a legal requirement under Environmental Health legislation.	✓
Checklist 11	(DM4, DM8): Proposals for self-contained units, solely within a basement, will normally be permitted where this unit would benefit from dual aspect*, an acceptable outlook** and sufficient headroom***.	N/A
Checklist 12	(DM8): Proposals which seek to convert attic/ loft space will normally be permitted where the attic/loft space would benefit from sufficient headroom and is incorporated into a self-contained unit which is split over two floors of accommodation.	N/A
Checklist 13	(CS18, CS24): Parking standards for all residential conversions should be in accordance with the Council's adopted 'Revised Parking Standards and Design' (2011) SPD.	✓
Checklist 14	HMOs located within a street where a residents' parking permit scheme operates will not be entitled to on-street car parking permits. The same restrictions may apply to new flats in such streets, see the 'Revised Parking Standards and Design' SPD.	N/A
Checklist 15	(CS7, CS18, DM8, DM9): Removal of boundary treatment to accommodate parking or access to parking will not be permitted where it makes a valuable contribution to the character of the area.	N/A
Checklist 16	(CS24, DM4, DM8): The provision of outdoor cycle storage should have a secure, covered and convenient location. The storage area should be lockable with provision to secure bicycles within it.	✓
Checklist 17	(CS18, DM8): Sufficient and suitable refuse containers should be provided within the curtilage of the application building which are easily accessible for all occupants of the house and the refuse collectors and ensuring they are sympathetically located with regard to their visual impact.	✓
Checklist 18	(CS5): Where possible, a level access from the public highway to the building's principal entrance should be provided or retained.	✓
Checklist 19	(CS9, CS16, CS20, CS29, DM3, DM6): Developers should compensate for loss or damage created by a development and mitigate any impact caused. A planning obligation to secure a financial or other contribution towards physical or social infrastructure improvements may be sought.	N/A.

Checklist 20	The Council can serve an Enforcement Notice where conversion works have been carried out without planning permission. This action can result in the unauthorised works being removed (or the unauthorised use discontinued) and the building/ use being reinstated. Non-compliance with the provisions of an enforcement notice constitutes a criminal offence.	✓
Checklist 21	Early discussions with a Building Control Officer will improve the internal layout of the scheme and may avoid the need for external fire-escapes (which may require planning permission in their own right).	✓
Checklist 22	The HMO team should be contacted about Environmental Health matters.	✓
Checklist 23	(DM8): At least one unit of accommodation created should be suitable for family occupation with a minimum of two bedrooms.	✓
Checklist 24	Where a proposal incorporates a family sized unit, that unit should have direct access to a useable area of private, rather than communal, garden space.	N/A
Checklist 25	(DM8): A standard of one communal room for every 4-6 bedrooms (depending on the size of the bedroom) will be provided, which will have acceptable amenity standards and appropriate access for all residents.	✓ OVERSIZED ONE COMMUNAL PER 7 UNITS
Checklist 26	(DM8): A proper agreement may be required to ensure acceptable management of all communal parts of the HMO.	✓

*A unit with dual aspect is one which provides residents with an outlook in two different directions.

** An acceptable outlook is one that, for example, provides residents with a view of a garden area and/ or the sky and is not restricted to narrow light wells and associated retaining walls.

***There is no statutory minimum requirement for ceiling heights, although Building Regulations requires a 2.0 metres headroom clearance for staircases. It is, nevertheless, generally recommended that residential accommodation should have a 'good practice' minimum floor to ceiling height of 2.15 metres. This standard will be applied to the principal rooms of accommodation, which include kitchens, bathrooms and living rooms. This will prevent cramped residential accommodation.

8.1 APPENDIX B

