



DESIGN AND ACCESS STATEMENT FOR

PROPOSED NEW TWO STOREY, TWO BEDROOM DETACHED

HOUSE

AT LAND ADJACENT TO 102 RADSTOCK ROAD, READING, RG1 3PR



Figure 1: Aerial View of application site

06 July 2016

1. Introduction

- 1.1. This statement is in support of the planning application for proposed new two storey, two bedroom detached house at land adjacent to 102 Radstock Road, Reading RG1 3PR

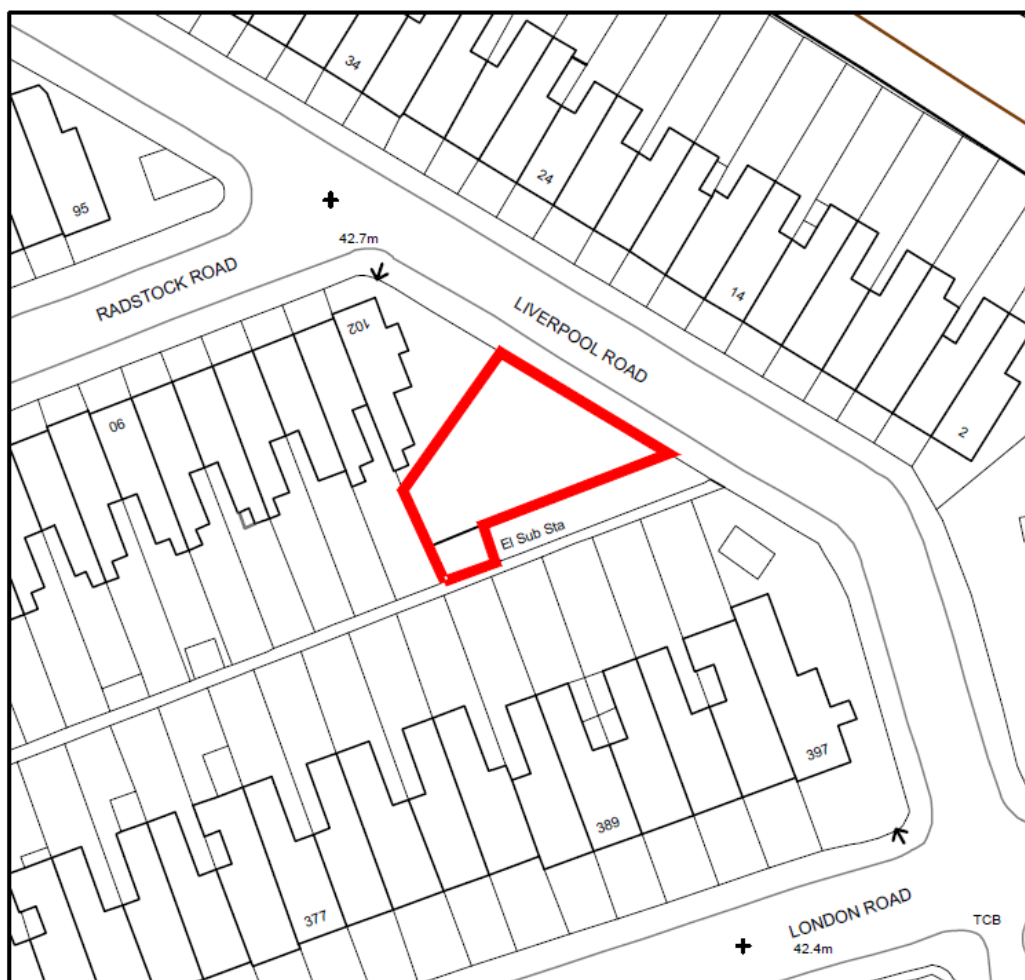


Figure 2: Location Plan (not to scale)

2. Site and Context

- 2.1. The site is a triangular shape parcel of garden land situated on the south side of Liverpool Road adjacent to 102 Radstock Road. The land formerly was part of the side/rear garden of this property but has been severed and is now in separate ownership.
- 2.2. The site is located within an established residential area primarily made up of Victorian terraced houses. The site is unusual in that the original host dwelling was built on a larger plot with the southern boundary forming the boundary with Liverpool Road creating a very large gap between the built form of London Road,

Liverpool Road and Radstock Road. The end house (no 397 London Road) which faces London Road with an entrance on Liverpool Road also has its rear/side garden extending along the southern side of Liverpool Terrace. There is an electricity substation and a common footpath dividing the two gardens.

- 2.3. The site has an area of 254.6m² and the property is not located within a conservation area. The site is located in Zone 2 for transport and this zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.



Figure 3: View of application site

3. Planning History

- 3.1. Application(Ref: 140986) for erection of two semi-detached dwellings was refused in 9/9/2014
- 3.2. APPEAL(Ref: APP/E0345/W/15/3004600) for erection of two semi-detached dwellings with parking was dismissed in 18 June 2015
- 3.3. Application(Ref: 960192) for erection of two semi-detached dwellings with parking was refused in. 4/4/96
- 3.4. APPEAL(Ref: APP/Q0315/A/96/269146) for erection of two semi-detached dwellings with parking was dismissed in 30/10/96
- 3.5. Pre-application (Ref:151660) advice for proposed construction of a 2-bedroom dwelling house on land adjoining 102 Radstock Road was requested in May 2016.

Report is attached as an appendix to this statement.

4. Pre-Application Advice Response

- 4.1. The pre application advice was positive and offered the following productive feedback that has been valuable in a revised proposal :
 - a. The case officer considered that the principle of development acceptable and that there is scope to achieve a single dwelling on the site.
 - b. The officers Report states;
“Of the submitted 3 options based on the same footprint, it is considered that a combination of Option A, comprising front and rear gable with continuous sloping roof over the stair tower, with the circular stair tower on Option B would provide an acceptable solution for designing a house on the site when viewed from Radstock Road and would accord with the Council’s LDF Core Strategy Policies CS7 and CS15; LDF SDPD Policy DM11 and the NPPF.”
 - c. The proposed development is not considered to have an adverse effect on highway safety and capacity.
 - d. The case officer considered that a more contemporary design approach might better suit the proposal for a single dwelling rather than trying to adapt a Victorian design. This would bring an acceptable contrast, given the awkward shaped site, without harm to the character and appearance of the area.
 - e. The proposed dwelling retains acceptable separation distances from neighbouring number 102 Radstock Road so would not be overbearing or result in loss of light.
 - f. The proposed habitable rooms are considered to be of an appropriate size that would not be detrimental to the amenities of the future occupiers of the proposed dwelling.
 - g. The retained garden is smaller than prevailing garden sizes in the locality, however it is considered acceptable for a small house.
 - h. The case officer advised that careful consideration should be given to the first floor room layout and the position of upper floor rear windows to minimise the potential for overlooking to the rear gardens of 102 and 100 Radstock Road.

5. The Proposal

- 5.1. The proposal seeks to create a detached house at land adjacent to 102 Radstock Road. The proposed house will comprise a 2-bedroom, 2 storeys dwelling with a gross internal area (GIA) of approximately 102.0m².

6. Design Rational

- 6.1. The applicant notes the advice given by the planning officer in the pre-application and this application attempts to create a proposal which incorporates it in the design.
- 6.2. Considering the advice received, the design suggests a roof comprising front and rear gable with continuous sloping roof over the circular stair tower. As suggested by Case Officer, the proposal takes more contemporary design approach in terms of layout, shape and materials to create an appropriate contrast, given the awkward shaped site.
- 6.3. In the layout of the proposed new dwelling, the ground floor comprises of living/dining, kitchen and downstairs W.C, the first floor comprises of 2 bedrooms, family bathroom and en-suite bathroom. All the rooms have been designed to comply with National Housing Technical Standards.
- 6.4. Considering the advice received, the east side elevation does not show any fenestration on first floor apart from a bathroom window. The west side elevation suggests an obscured glass window at first floor window which will minimise the potential for overlooking to the rear gardens of 102 and 100 Radstock Road. There is existing dense landscape screening to the rear gardens of 389-393 London road which will minimise the potential for overlooking.
- 6.5. The impact on the neighbouring properties has been taken into consideration. The siting, height, scale and bulk of the proposed house has been rationalised so that it does not appear visually intrusive and overbearing to the occupiers of the neighbouring residential properties
- 6.6. The material finish of the new house is proposed to be rendered walls, slate roof tiles with dark metal clad cills, copings and fascia below the roof.
- 6.7. The design suggests an amenity space for the new house to the rear and west side of the property and soft landscaping shall be incorporated to enhance the appearance of the site. The existing fences will be retained except to the front which shall be low boundary wall with metal railings on the top.

7. Access

- 7.1. One car parking space is suggested to the front for the proposed new house which shall be accessed by Liverpool Road. The new proposal will need a new drop kerb to provide access for the car parking.
- 7.2. For the proposed new house, bike storage facilities are suggested to the rear garden of the property, and bins are suggested in the front garden.

8. Conclusion

- 8.1. The applicants have undertaken formal pre application advice service from Reading Borough council, which was positive and encouraging. Following the feedback there

has been a significant development to design. Suggestions given by the case officer regarding in particular to design and impact upon the street scene and fenestration have all been suitably incorporated within a refined proposal.

- 8.2. The application suggests increasing Reading Borough council's Housing Stock with the addition of a new house. The dwelling would comply with the National space standards for a 2bed, 4 person house set over 2 storeys.
- 8.3. This Design and Access statement is in conjunction with the drawings and information supplied in the full planning application and constitutes a well-considered application and it is therefore respectfully requested that the Council grant planning permission for the proposed development.
- 8.4. The applicant is willing to accept reasonable conditions placed upon an approval should the planning department deem it necessary in granting permission.

APPENDIX A

RESPONSE TO A REQUEST FOR PRE-APPLICATION ADVICE

OFFICER REPORT 4 May 2016

Ward: Park

Pre-app Ref No.: 151660

Address: Land adjacent to 102 Radstock Road, Reading

Proposal: Pre-application advice for proposed construction of a 2-bedroom dwelling house on land adjoining 102 Radstock Road.

Case Officer: Ralph Chakadya **PRE-APPLICATION ADVICE SUMMARY**

1. Compared to previous proposals for two dwellings on the site, which were refused planning permission and dismissed on appeal, the proposal for a single dwelling on the site is considered more acceptable in principle subject to other planning considerations.

2. Of the submitted 3 options, it is considered Option A's roof design would be more preferable, in combination with Option B's circular stair tower.

3. 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.

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

Please see report below for a full appraisal of the pre-application submission material and consultations carried out.

1. PROPOSAL

The proposal is for the construction of a new 2-bedroom dwelling house on land adjoining 102 Radstock Road.

Access would be from Radstock Road

Following the initial pre-application meeting on 06/11/2015, the design for the scheme has evolved culminating in the latest submission comprising sketches of 3 roof design options. This response will focus on these 3 latest design options.

Option A – Steeply pitched gable slate roof

Option B – Steep pitch metal roof

Option C – Hipped low pitched metal roof.

2. SUPPORTING INFORMATION SUBMITTED WITH THE PRE-APPLICATION

Completed Pre-application form

Planning Statement

Location Plan

Location and Site Plan 151660/PREAPP 2

Proposed Floor Plans

Proposed Elevation and Roof Plan Sketches Options A, B and C

3. PLANNING HISTORY

Most relevant is:

140986 - Two semi-detached dwellings. 9/9/2014 REFUSED.

18/6/2015 APPEAL DISMISSED.

960192 - 2 x 2-bed houses with parking. 4/4/96 REFUSED

30/10/96 APPEAL DISMISSED: APP/Q0315/A/96/269146

950410 - 2 x 2-bed houses with parking. 27/4/95 REFUSED

891258 - Erection of a single dwelling with garage and hardstanding for adjoining property.

02/11/89 REFUSED

890665 - Erection of a two-storey dwelling. 08/06/89 REFUSED

4. CONSULTATIONS

RBC Development Control Transport

A proposal for two semi-detached dwellings was considered under application number 140986 which was refused at appeal although there were no transport issues.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Provision for parking should be in accordance with requirements of the adopted Parking Standards and Design SPD. RBC Natural Environment (Trees) – Subject to appropriate landscaping conditions on submission of a full application, the proposal is considered acceptable.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Local Development Framework Core Strategy (2008)

CS1 (Sustainable Construction and Design)

CS2 (Waste Minimisation)

CS4 (Accessibility and the Intensity of Development) 151660/PREAPP 3

CS5 (Inclusive Access)
 CS7 (Design and the Public Realm)
 CS9 (Infrastructure, Services, Resources & Amenities)
 CS15 (Location, Accessibility, Density and Housing Mix)
 CS20 (Implementation of Reading's Transport Strategy)
 CS24 (Car/Cycle Parking)
 CS38 (Trees, Hedges and Woodlands)
 Reading Borough Local Development Framework: Sites and Detailed Policies Document (SDPD) (2012)
 SD1 (Presumption in Favour of Sustainable Development)
 DM1 (Adaptation to Climate Change)
 DM3 (Infrastructure Planning)
 DM4 (Safeguarding Amenity)
 DM6 (Affordable Housing)
 DM10 (Private and Communal Outdoor Space)
 DM11 (Development of Private Residential Garden Land)
 DM12 (Access, Traffic and Highway-Related Matters)
 Local supplementary planning guidance:
 The Council's 'Revised Sustainable Design & Construction SPD' (July 2011)
 The Council's 'Parking Standards and Design' SPD (Oct 2011)
 The Council's 'Revised SPD on Planning Obligations under Section 106 of the Town and Country Planning Act 1990' (2013)
 The Council's 'Affordable Housing' SPD (2013)

6. APPRAISAL

Main Issues

- ☐ Principle of the development
- ☐ Impact on the character and appearance of the surrounding area
- ☐ Residential amenity
- ☐ Landscaping
- ☐ Transport issues
- ☐ Other Considerations

Principle of development

As highlighted within the proposals and history section above, the previous proposals were for 2 dwellings on the site that was of a design, size and scale considered detrimental to the appearance and character of the area. The current proposal is for a single dwelling that is reduced in size and scale, and therefore considered acceptable in principle subject to appropriate design and other planning considerations. It should be noted that in dismissing the appeal for planning application 140986, the Planning Inspector acknowledged that the land in question, although fenced off, was part of private garden land for 102 Radstock Road. As such, requirements of the NPPF and Policy DM11 in developing garden land are still applicable.

Impact on the character and appearance of the surrounding area

The Council's LDF SDPD Policy DM11 applies more stringent criteria for development proposals on private residential gardens (than those on brownfield sites) and requires that:

151660/PREAPP 4

- a) They make a positive contribution to the character of the area;
- b) The site is of an adequate size to accommodate the development;
- c) The proposal has a suitable access;
- d) The proposal would not lead to an unacceptable tandem development;
- e) The design minimises the exposure of existing private boundaries to public areas;
- f) It does not cause detrimental impact on residential amenities;
- g) The emphasis is on the provision of family housing;
- h) There is no adverse impact on biodiversity, and
- i) The proposal does not prejudice the development of a wider area.

The Council's LDF Core Strategy Policy CS15 states that residential development will be informed by:

- ☐ An assessment of the characteristics in the area in which it is located;
- ☐ The level of accessibility of the site;
- ☐ The need to achieve high quality design, and
- ☐ The need to minimise environmental impacts on the amenities of adjoining occupiers.

The Council's LDF SDPD Policy DM10 seeks to ensure that adequate private and communal outdoor space is retained in terms of development proposals.

The Council's LDF Core Strategy Policy CS7 states that *"all development must be of high design quality that maintains and enhances the character and appearance of the area"*.

The locality is mainly residential, characterised by Victorian terraced houses. Officers advised that a more contemporary design approach might better suit the proposal for a single dwelling rather than trying to adapt a Victorian design. This would bring an acceptable contrast, given the awkward shaped site, without harm to the character and appearance of the area.

You have put forward 3 roof design options based on the same footprint. It is considered that a combination of Option A, comprising front and rear gable with continuous sloping roof over the stair tower, with the circular stair tower on Option B would provide an acceptable solution for designing a house on the site when viewed from Radstock Road and would accord with the Council's LDF Core Strategy Policies CS7 and CS15; LDF SDPD Policy DM11 and the NPPF.

Residential amenity

Due to the orientation of the proposed dwelling, careful consideration should be given to the first floor room layout and the position of upper floor rear windows to minimise the potential for overlooking to the rear gardens of 102 and 100 Radstock Road. You may also want to consider use of obscure glazed windows.

The proposed dwelling retains acceptable separation distances from neighbouring number 102 Radstock Road so would not result in loss of light or being overbearing.

The proposed habitable rooms are considered to be of an appropriate size that would not be detrimental to the amenities of the future occupiers of the proposed dwelling. 151660/PREAPP 5

The retained garden is smaller than prevailing garden sizes in the locality, however the Planning Inspector did not raise an issue with even smaller gardens than that proposed and therefore it is considered acceptable.

Soft landscaping

Whilst there are no trees on the site, the proposal would need to incorporate some soft landscaping that would enhance the appearance and character of the area.

Transport Issues

The site is located in an area with good public transport links. If the principle was acceptable, the proposal would need to comply with the Council's parking standards, cycle storage and bin/recycling provision.

CIL

The development would be liable to the Community Infrastructure Levy regime that is applicable to all decisions for planning applications made from the 01/04/2015. The details are available on the Council's website <http://beta.reading.gov.uk/readingldf>.

Affordable housing

The proposed development would also need to accord with policies CS16 and DM6 in terms of making a financial contribution to affordable housing.

7. CONCLUSION

The proposal is considered to accord with current national and local policies as outlined above. I can therefore offer encouragement to the submission of a planning application.

8. ADVICE ON SUPPORTING INFORMATION REQUIRED FOR A PLANNING APPLICATION

Prior to the submission of any application please refer to the Council's Planning Application Checklist: <http://www.reading.gov.uk/businesses/planning/how-to-make-a-planning-application/formsandinformation/validation-checklist/>. This document explains what information will be required before officers validate a planning application.

NB: This advice is given on a without-prejudice basis and in good faith and will not over-ride the formal consideration of a planning application by the Council

APPENDIX B
LETTERS OF SUPPORT

TO WHOM IT MAY CONCERN

RE: 102, RADSTOCK ROAD, READING, RG13PR

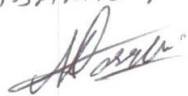
WE THE OCCUPIERS OF MAIN HOUSE AT 102 RADSTOCK ROAD READING, RG13PR ARE HAPPY TO THE PROPOSED DEVELOPMENT OF TWO RESIDENSIAL UNITS, AT THE ADJACENT LAND TO OUR HOUSE.

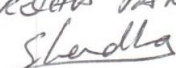
THE SAID LAND IS IN SEPARATE OWNERSHIP, RECENTLY, THIS EMPTY LAND HAS BEEN A DUMPING GROUND FOR FLYING TIPPING. ALTHOUGH, IT HAS BEEN FENCED, YET THERE IS GREAT CONCERN OF THAT ACTIVITY STARTING AGAIN AND IT COULD GIVE RISE TO MICE INFESTATION.

TO PREVENT SUCH UNPLEASANTNESS AND UNAUTHORIZED OCCUPATION BY THE CARAVN DWELLESR. IT IS BETTER THE SITE IS DEVELOPED AS RESIDENTIAL UNITS.

WE ARE QUITE HAPPY AND STRONGLY RECOMMEND THE PROPOSED DEVELOPMENT OF TWO HOUSES. IT WILL BE IN CONSISTENCE WITH THE PATTERN AND OUT LOOK OF THE STREET.

NABARAJ PARAJULI 07595325639



SHARDA PARAJULI


TO WHOM IT MAY CONCERN

RE: 100, RADSTOCK ROAD, READING, RG1 3PR

WE THE OCCUPIERS OF 100 RADSTOCK ROAD READING, RG1 3PR AGREE WITH THE PROPOSAL TO BUILD, TWO HOUSES, AT THE LAND ADJACENT TO 102 RADSTOCK ROAD READING. THE SAID PROPOSED LAND FOR DEVELOPMENT IS IN SEPARATE OWNERSHIP.

ALTHOUGH , THE LAND HAS BEEN FENCED, RECENTLY IT HAS BEEN RUBBISH DUMPING GROUND. DUE TO OVER GROWN GRASS AND BUSHES. THERE IS ALWAYS A RISK OF MICE INFESTATION. IT IS DESIRABLE THAT THE PATTERN AND OUT LOOK OF THE STREET MAY BE MAINTAINED BY ALLOWING THE DEVELOPMENT OF . . TWO HOUSES. AN OPEN GROUND COULD ALWAYS BRING A CARVAN CULTURE, WHICH WILL NOT BE IN THE INTEREST OF THE RESIDENTS. IT'S BETTER THE SITE IS DEVELOPED AS SOON AS POSSIBLE.

KUELLI ORUMAA 

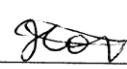
PHONE NO 07427523541

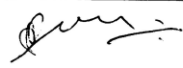
TO WHOM IT MAY CONCERN
RE: 102, REDSTOCK ROAD, READING, RG13PR

It is hereby, proposed that 102 Redstock Road, Reading, RG13PR, which has been empty space for some time, may please be considered for residential units. Any other development may change the pattern of the street. Residents are mixed, young, old and elderly who are friendly and quite. It will be in consistence with the present layout; if the developing houses are preferred.

Recently, it has become a dumping ground, although it was been fenced, yet the activity could start again. To prevent such unpleasantness and unauthorized occupation by the travellers. It is better the site is developed as residential units.

We the undersigned residents of the street are happy to the proposed development of living accommodation, rather than any other development.

Date	Address	Name	Sign
21.12.2014.	102 Radstock Rd. Reading	NABARAJ PARAJULI	
21.12.2014.	102 Radstock Rd. Reading	SHARONA PARAJULI	
21.12.2014	100 Radstock Rd Reading	HELLI ORUMBA	
21.12.2014	100 Radstock Rd Reading	Kuelli Orumaa	
21/12/14	10 Ryegate Road	Shirazi Shirazi	
21/12/14	6 Liverpool Road	Syochi Santhosh	
21/12/14	6 Liverpool Road	Kesuma Santhosh	

21/12/14	24 Liverpool Rd	J. Sivakozhundan	
21/12/14	35 Liverpool	MOHAMMED	
21/12/14	34 Liverpool	SHAHIR	
21/12/14	34 Liverpool	SHAREEN	
21/12/14	34 Liverpool	MOHAMMED AMER	