

TOWN & COUNTRY PLANNING ACT 1990

MR DENE MANN

PLANNING AND AFFORDABLE HOUSING STATEMENT

**139 NORCOT ROAD
TILEHURST
RG30 6BS**

**Erection of two storey side and rear extension and conversion of property
into 4No. self-contained apartments**

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APPENDIX 1: TITLE DEEDS

1. INTRODUCTION

- 1.1 This statement is submitted in support of a planning application by Mr Dene Mann for the following:

'Erection of two storey side and rear extension and conversion of property into 4No. self-contained apartments'

- 1.2 The Statement is divided into the following sections:

- Site and Surrounding Area
- Planning History
- Planning Policy Context
- The Proposal
- Affordable Housing Statement
- Conclusions

- 1.3 This Statement will confirm the following:

- The proposal makes efficient use of land that is primarily previously developed in accordance with Government policy;
- The new accommodation will be of a significantly higher standard than the earlier withdrawn proposal and will meet Reading BC and National Housing Standards for room and dwelling size;
- The proposal will provide sufficient on site parking and cycle spaces;
- The proposal will not result in a loss of amenity to neighbouring properties;

2 SITE AND SURROUNDING AREA

- 2.1 The site is located on the northern side of Norcot Road within the built up/urban area of Tilehurst. The neighbouring Norcot Road is a bus corridor providing a link to Reading town centre. The property currently comprises of a two storey semi detached property with an electricity sub-station sited to the south east. The site currently has a hardsurfaced front parking area.
- 2.2 The site falls within Zone 3 (Secondary Core Area) within the Parking Standards and Design SPD. The surrounding area has a mixed context and includes detached, demi detached and terraced properties.

3 PLANNING HISTORY

- 3.1 Relevant planning history is limited to the withdrawn application submitted in November 2016 under ref.162211 for a '2 storey side and rear extension, Conversion of garage into habitable space'. The application was in effect for 7no. 'micro studios' with a shared kitchen/dining room on the ground floor. Highways did not object to the proposal on parking grounds and were satisfied that the provision of 2 spaces was appropriate given the site location alongside a busy bus corridor.

4 PLANNING POLICY CONTEXT

- 4.1 Relevant planning policy guidance falls within the National Planning Policy Framework, Core Strategy and Sites and Detailed Policies Document.

i) National Planning Policy Framework

- 4.1 The guidance states at paragraph 14 that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. In this respect, development proposals that accord with the development plan should be approved without delay.
- 4.2 Paragraph 17 sets out the 12 principles that planning should seek to achieve. These include: the encouragement to make *‘effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value’* and conserving heritage assets *‘in a manner appropriate to their significance.’*

ii) Adopted Core Strategy Document

- 4.3 Relevant policies include:

CS4 (Accessibility and the Intensity of Development) – states that the scale and intensity of development will be related to its level of accessibility by walking, cycling and public transport.

CS7 (Design and the public realm) – States that all development must be of a high quality design that maintains and enhances the character of the area of Reading in which it is located. Factors to be assessed include: layout; landscape; density and mix; scale, height and massing; and architectural detail and materials.

CS15 (Location, accessibility, density and housing mix) states that density will be assessed against: the mix of uses in the area; accessibility by walking, cycling and public transport; the need to achieve high quality design; the need to minimise environmental impact including the amenities of adjoining occupiers. Within ‘Accessible Suburban’ areas, the expected density is 35-55 dph.

CS18 (Residential Conversions) – States that proposals to convert buildings into self-contained flats will be assessed against the impact on amenity and character of the area.

iii) Sites and Detailed Policies Document

4.4 Relevant policies include:

DM4 (Safeguarding Amenity) requires that development does not result in a significant detrimental impact on the living conditions of existing and new residential properties in terms of the following: privacy and overlooking; access to sunlight and daylight; visual dominance; noise and disturbance. Back to back distances of 20m are required although there are circumstances where a reduction is appropriate without effecting privacy.

DM6 (Affordable Housing) – States that on sites of 1-4 dwellings a financial contribution will be sought equivalent to 10% of the housing to be provided as affordable housing elsewhere in the Borough subject to viability.

DM8 (Residential conversions) deals with proposals to convert properties to self-contained flats. Considerations include:

- Impact on physical character of the area including loss of single family housing;
- Loss of amenity to other residential properties;
- Appropriate sound insulation and layouts that avoid inappropriate stacking and location of rooms between units;
- Bin and cycle storage;
- The properties to be converted should be larger than 120sq.m gross;
- At least 25% of the units should be 2 bedroomed;

- Individual units should meet the Council's internal floorspace standards.

DM10 (Private and Communal Outdoor Space) – States that dwellings will be provided with functional private or communal open space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space. Outside central Reading 25sq.m should be provided per 1 or 2 bedroom flat.

iv) Parking Standards and Design SPD

The site is located within Zone 3 for the assessment of parking provision. The normal requirement is 1.5 spaces per 1-2 bed flat.

v) Residential Conversions SPD

Confirms the following:

- Where extensions form part of the proposal, these will be assessed against adopted policies;
- The character of the house should be respected;
- Residential conversions have an important role to play in housing land supply;
- 25sq.m of amenity space should be provided for each flat;
- The house to be converted should exceed 120sq.m gross;
- Proposals will be assessed against the Council's minimum internal space standards;
- Living rooms, bathrooms and kitchens should generally not be located next to, above or below bedrooms;
- Accessible bin and cycle storage should be provided.
- Habitable rooms should benefit from an external window;

5 THE PROPOSAL

5.1 The application proposal is to extend the existing property and to convert into 4no. self contained flats. The proposal is consistent with national and local policy (i.e. the Development Plan). The main points are set out below:

- i) The proposal makes effective use of previously-developed land in a sustainable location close to public transport links and local facilities thus meeting one of the core aims of Government policy (National Planning Policy Framework);
- ii) The host property is located within an area of mixed character and is effectively the end property. The proposed extension and conversion works will maintain the character of the area and are of an appropriate scale. Policy CS7 (Design and Public Realm) is therefore met. The amenity of the area will not be harmed and therefore Policy CS18 (Residential Conversions) is also met;
- iii) The design of the extension will not affect the amenity of the neighbouring half of the semi to the north west (no.17). The rearward extension has been located at the southern end of the property for this reason. Policy DM4 is therefore met;
- iv) The property to be converted is over 120sq.m gross in size (129m²). The property is appropriately stacked with the location of rooms matching those above and below. The Council internal floorspace standards are also met. The proposal is therefore in compliance with Policy DM8 (Residential Conversions);
- v) The proposal provides over 300sq.m of communal outdoor space which exceeds the requirements of Policy DM10 (i.e. 25sq.m per one bed flat);
- vi) The shortfall in the number of on site parking spaces is justified by virtue of the site's location on a bus corridor;

6 AFFORDABLE HOUSING STATEMENT

6.1 The application proposal is for 4no. one bedroom flats. Policy DM6 of the Sites and Detailed Policies Document states that on sites of 1-4 dwellings a financial contribution will be sought equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough. The appellant will provide the affordable housing by these means.

6.2 Heads of Terms:

- Copy of title deeds: see attached appendix 1;
- Mortgage: The land is not the subject of a mortgage;
- Solicitor details: Collins Dryland & Thorowgood LLP, 81/83 School Road, Tilehurst, Reading RG31 5AT Tel:0118 951 6800;
- Council's fees: We confirm that the applicant agrees to pay the Council's reasonable fees although we assume these are fixed costs.

6.3 Viability appraisal: A report will only be submitted should it become apparent that there is a viable case.

7 SUMMARY AND CONCLUSIONS

7.1 The application should be supported for the following reasons:

- i) The application site is located sustainably and would make efficient use of a brownfield site in accordance with local and national policy objectives;
- ii) The design of the extension will maintain the character of the area and will not result in any harm to the amenity of the property to the north west (no.137);
- iii) The property meets the size requirement in the Development Plan and provides amenity space in excess of the SPD and Policy DM10;
- iv) The site is located on a bus corridor with links to the town centre. A reduced number of parking spaces is therefore justified.