

PLANNING STATEMENT

FOR THE DEVELOPMENT OF

LAND ADJOINING

**47 ASHAMPSTEAD ROAD
SOUTHCOTE
READING
RG30 3LA**

Ref: 2996/wmg/cm

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INTRODUCTION

This planning statement is provided in support of an application for full planning permission for the proposed development land adjacent to No.47 Ashampstead Road, Southcote, Reading.

THE APPLICATION SITE

The application site is located on the south side of Ashampstead Road in the Southcote area which is within the Reading Borough area. The site use category is domestic and is currently occupied by one semi-detached dwelling (No.47). The property is served by one access point onto Ashampstead Road. There are semi-detached dwellings on the east, south and west sides of the site. Along Ashampstead Road there are a number of similar sized dwellings to the proposed dwelling.

The location is close to the Bath Road with bus routes to Reading, town centre and trains stations. In addition the Bath Road is a short distance to the north of Ashampstead Road. Access to the wider area beyond Ashampstead Road is easy and includes various modes of transport including the Reading and Reading Wes train stations.

PLANNING HISTORY

While a search of Reading Borough Council online database notes a number of planning applications, most concern domestic extensions. Pre-application advice has not been sought for a this scheme.

PROPOSED DEVELOPMENT

The proposals envisage the redevelopment of the land into a detached three bedroom dwelling which will be of a similar size to the existing two bedroom semi-detached dwelling (No.47).

Dwelling Area Details:

Dwelling	No. of habitable rooms	No. of bedrooms	Gross Internal Area	
			m ²	ft ²
1	4	3	97.4	1048.4

The rear gardens for No.47 and the proposed dwelling will be spacious with ample room for bicycle and refuse and recycling bin storage.

In accordance with Reading Borough Council guidelines, sufficient parking for the number of bed spaces available is provided.

The site is accessed by one existing entrance which is to be widened to 6.6m as per drawing 2996 / 04E.

PLANNING ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

For the purpose of this application the Reading Borough Local Development Framework is comprised of policies from the Sites and Detailed Policies Document (adopted 2012).

Although the above plan forms the setting off points, against which applications are determined, the National Policy Framework (NPPF) sets out the government's policy position. It is therefore a material planning consideration and is given significant weight in all planning decisions. It places a presumption in favour of sustainable development as the basis of planning decisions, for which there are three dimensions; economic, social and environmental.

For decision taking the presumption in favour of sustainable development means that councils are obliged to approve development proposals that accord with the development plan without delay.

PRINCIPLE OF DEVELOPMENT

A search of the council's Proposal Map reveals that the site is located within the defined development settlement limits, where the council's policies normally support residential development.

DESIGN AND CHARACTER

The proposed development would provide a new detached dwelling of a size reflecting the pattern of development along Ashampstead Road. The choice of materials will also reflect the local vernacular resulting in a similar form to the neighbouring dwellings.

Access to the site as noted above will be via the existing entrance which will be widened to 6.6m. Parking is provided at the front of the existing dwelling, No.47 and the proposed dwelling with one space for the former dwelling and two spaces for the latter dwelling.

HOUSING MIX

As the proposal is for one new dwelling, it does not trigger the need to provide any affordable housing and provides a dwelling in keeping with the area.

DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS

The existing site covers an area of 620.9m² (0.06 ha) with a semi-detached dwelling (No.47). The proposed development seeks to enhance the area and site by making use of this space to erect a detached dwelling, adjacent to No.47, of a moderate size in keeping with the other existing dwellings in this location. The site area of No.47 will then cover an area of 245.4m² and the site area of the proposed dwelling will cover an area of 375.5m².

The proposed development reflects the form of the location whilst also maintaining a large proportion of garden and amenity space in keeping with the character of Ashampstead Road that will make a positive contribution to the character of the area.

NEIGHBOURING AMENITY

The proposed development is flanked on both sides by residential development, with further housing to the rear. The proposed development will result in rear garden areas for the existing dwelling of 126m² and 223m² for the new dwelling and garden depths of 16.6m and 11.8m for the existing and new dwellings respectively. The new dwelling is situated such that the existing rear and adjacent dwellings will suffer no loss of privacy.

In respect of the neighbouring properties, the proposed dwelling has been designed with secondary side windows above the ground floor, which if necessary, can be constructed with obscured glazing to increase the privacy of new and existing dwellings. The primary windows, for example those serving the main living spaces, face the front and rear of the site. The potential for overlooking is therefore minimal.

In terms of other amenity considerations, such as overshadowing, the proposed dwelling will subtend an angle of 45 degrees, measured from the centre point of the primary windows of adjacent existing dwelling (No.47) on both the ground and first floors.

The development accords with the 2nd edition British Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight: A guide to good practice' (BR 209), which it uses for assessing the impact of development on loss of daylight and sunlight. Although the vertical measurement is not also given, the BRE guidance stipulates that the development would have to fail the '45 degree' test in both elevation and plan to be unacceptable. That would not be the case here as the development passes the '45 degree' test in plan form.

The proposed development will therefore not result in any significant loss of amenity to the neighbouring properties.

ARBORICULTURAL IMPLICATIONS

There are no trees on or adjacent to the site that will be affected by the development hence no arboricultural report has been deemed necessary in this instance. There are not considered to be any other features of ecological value.

HIGHWAYS AND PARKING

The site has been considered in terms of providing sustainable forms of transport to allow choices in the mode of transport available.

As stated previously, the site is located in close proximity to a main road with accessible bus routes to the town centre and nearby train stations (Reading and Reading West). This allows for direct train access to London and intervening stations. The site is therefore easily accessible by various modes of travel.

The proposed development allows for one parking space for the existing two bedroom dwelling (No.47) and two spaces for the proposed three bedroom dwelling. The lower part of the driveway will be shared with one access on to Ashampstead Road.

Secure bicycle and refuse and recycling bin storage is provided on site.

SUSTAINABILITY AND RENEWABLE ENERGY

Although the requirement to meet the code for sustainable homes is no longer in place, there is a preference that new homes meet internal potable water consumption targets of 105 litres or less per person per day. This development will endeavour to meet this target, details of which can be secured by a suitable planning condition.

CONCLUSIONS

Returning to the relevant issues identified in the above report, we conclude that there are no valid planning policy reasons why planning permission should not be granted for the proposed development.

In summary, the proposed development would be located in a sustainable location within the defined settlement limits, as well as being situated within an identified major development area where the council's adopted policies will normally allow development.

The proposed residential scheme would comply with the council's criteria on design and amenity and reflecting the local requirements and character of the area. Equally the proposal has been carefully considered so as not to result in overdevelopment by retaining a large area of garden and amenity space.

The site has also been assessed in respect of arboricultural and ecological value and it has been shown the development will not result in any unacceptable harm in this respect.

Highway and parking implications have also been assessed and given the site accessibility to a range of alternative transport modes, the location deemed highly sustainable in this regard. Parking will be provided in accordance with the council's adopted standards as well as ample bicycle provisions and storage space for refuse and recycling bins.

The proposals therefore comply with the aims of all relevant development plan policies and central government advice in accordance with section 38(6) of the planning and compulsory purchase Act 2004. In our judgement, no other material considerations weigh against it. Accordingly, we trust the council will determine that the application for planning permissions be approved.

End