

Planning Statement on behalf of Mrs A. Saood
relating to the construction of
New dwelling on land adjacent to 8, Thornton Road, Reading
Project Ref 8731
Date December 2017

1.0.0. Site Planning History

The site has a previous Full planning application (Ref:160460) for a 2 storey 3 bed house. It was refused on 29 September 2016 and went for Appeal, and it was refused on 18 January 2017.

The two reasons for refusal were as follows, and we believe this proposal tackles these issues:

1.- the position of the house, which was set back from the line of elevation at Thornton Road – leading to isolation of the property. This proposal realigns the bungalow in line with the surrounding properties, one of which has recently had a ground floor extension which brings the bungalow into the street scene more.

2.- The absence of completed legal 106 agreements, on acceptance of contributions towards the provision of Affordable Housing. We are willing to contribute relevant CIL charges and a 5% affordable housing contribution.

1.1.0. The site & its surroundings

The site consists of a corner plot, generally flat, to the north of 8 Thornton Mews not dissimilar to the land opposite where two detached houses have recently been approved Ref 150412.

A stopping up order has been agreed and now the corner of the plot over Thornton Road, will be part of the land subject to planning approval of this application.

The site is located in an established residential area close to local amenities & public transport.

1.2.0. The Proposal

Taking in account the reasons for previous refusal, this new proposal is for the erection of single storey two-bedroom bungalow with the entrance facing Thornton Mews, and the side elevation in line with the elevations of the terrace to the South - Nos 2 to 8 facing Thornton Road, making the proposal part of the regular street pattern, and in line with the single storey extension recently approved for No. 8 Thornton Road, avoiding the 'isolated building issue' on the previous application.

At the East side of the plot two parking spaces are provided by relocating the existing dropped kerb.

1.3.0. The Design

The proposal of a single storey Bungalow, is in line with the single storey extension recently approved for No. 8 Thornton Road, avoiding the isolated building issue on the previous application and preventing intrusive development.

The development is easily accommodated of this plot in terms of its setting and boundary dimensions. The amenity space is of good quality and private.

1.4.0. The Amount

The scheme consists of:

One storey two-bedroom bungalow with a large private garden and 2 no parking spaces

1.4.0. The Layout

The layout provides for a spacious 2 bedrooms, open plan living / kitchen, with a good surveillance to the road, the living room has direct access to a private garden, additional side garden to the bedroom is provided.

1.5.0. The Scale

The scale of a single storey building is in harmony with the additional single extension on plot 8 and prevents any risk of overbearing on surrounding properties.

1.6.0. Landscaping

A landscaping scheme will be provided subject to planning within the conditions application, however we would be looking to provide at the front perimeter planting behind the proposed post & rail fence and providing a lawn garden on both sides of the building.

The front of the site will incorporate a 1.8 c/b fence to the privacy of the main garden.

1.7.0. Appearance

The design is a one storey bungalow style building.

The materials and elevational detail – the materials proposed are a face brick finish with an interlocking tiled roof.

The arrangements of doors, windows and other principal architectural features and their rhythm between the building – the style of the proposal is very much in keeping with the character of the area, the window frames proposed are white Upvc.

The architectural features respect the local area.

1.8.0. Appraising the context

The Sites & Detailed Policies Document has now been adopted.

The relevant parts are as follows;

DM3 Infrastructure Planning

The proposals will make appropriate provision for

- Transport infrastructure
- Open space
- Education
- Economic development

DM4 Safeguarding Amenity

This development will not cause significant detrimental impact to the living environment of the existing or new residential properties in terms of

- Privacy or overlooking
- Access to sunlight & daylight
- Visual dominance & overbearing effects of a development
- Noise & disturbance
- Artificial lighting
- Vibration
- Dust & fumes
- Smell or crime & safety.

DM6 Affordable Housing

The site consists of 1 dwelling & therefore a 5% provision (of GDV) is required for affordable housing.

The applicant is willing to pay this contribution & will provide the title deeds & two valuations to confirm the GDV.

DM10 Private & Communal space

The side garden to the East is private & usable and is in keeping with the surrounding properties.

DM11 Development of private residential gardens

1. The proposal makes a positive contribution to the character of the area in terms of;
 - The relationship of the existing built form and spaces around buildings within the surrounding area – the relationship to existing built forms in the area is in terms of its siting is in keeping, it respects the footprint ratios & distance to the boundaries, where the open nature of the corner is to be respected and part of the private garden. The space around the proposal respects the character of the area, is good quality and private
 - A layout which integrates with the surrounding area – the built up coverage of the plot is not out of keeping with the immediate area when one compares these with the town houses in Thornton Mews.
2. The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and space around the dwellings, amenity space landscaping and space for access road and parking – the development is easily accommodated of this plot in terms of its setting and boundary dimensions. The amenity space is of good quality and private.
3. The proposal includes access which does meet the appropriate highway standards

4. The proposal does minimise the exposure of existing private boundaries to public areas & maintains the rhythm of the back-garden layouts
5. The proposal does not cause any significant detrimental impact to the amenity of adjacent occupants as private rear gardens are maintained with no overlooking from first floor windows. The building is located alongside the adjacent dwellings
6. The proposal is for a single storey 2-bedroom bungalow in this highly sustainable residential area providing good quality accommodation with private amenity & parking without affecting the amenities to any great extent of the adjacent occupiers.
7. The development will not have an adverse impact on biodiversity
8. The development does not prejudice the satisfactory development of a wider area.

1.10.0 Access

The development provides for safe & convenient pedestrian access from Thornton Mews with direct vehicular access. Two parking spaces are provided for the dwelling.

2.0.0. Flooding

A flood risk assessment is enclosed within this application.

The details are very similar to that of the approved scheme ref 150412, the FRA comes to the same conclusion & therefore the scheme should pass on this basis.

4.0.0. Pollution

The site is not within an Air Quality Management Area.

5.0.0. Sustainability

The scheme will comply with the current Building Regulations.

The Keen Partnership