

Design and access statement

Proposed extension to commercial area at ground floor at 163-165 Caversham Road, Reading

Introduction

This design and access statement is written in support of the above proposal. This report should be read in conjunction with the following documents: -

- **Town planning drawings by Rahul Taheem.**
- **Flood Risk Standing Advice (FRSA) form**

Planning policy

The proposal has been considered in line with planning policy at a local national and local level.

The National Planning Policy Framework

The NPPF was published on 27th March 2012. There is a presumption in favour of sustainable development (Paragraph 14) which particularly applies to housing applications (paragraph 49). Local Planning Authorities should adopt a positive approach looking for solutions rather than problems (Paragraph 187). It also emphasises good design (Paragraph 56). It confirms the Government's commitment to delivering a wide choice of quality homes that people want and need, creating sustainable, inclusive and mixed communities (Paragraph 50).

Technical housing standards – nationally described space standard

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Local Policy Framework

Reading Council's LDF Core Strategy (2008, Altered 2015), Sites and the Detailed Policies (2012, Altered 2015) Document and the Reading Central Area Action Plan (2009).

Site location and description

The application site relates to a pair of two storey mid terrace properties located on the west side of Caversham Road. The properties have been amalgamated into one of the years. The property is now vacant. Its last known use was A1 shop at ground floor level (cycle shop) with part shop/ancillary use at first floor level. The immediate area consists of buildings with retail and related uses at ground floor level and ancillary uses above or residential accommodation.

The application site is located within Flood Zone 2, an Air Quality Management Area and within the designated Reading Central Area. It is not within a Conservation Area and has no listed status.

Use

This application does not involve any change of use. It is accepted that Local Policy CS27 of the Core Strategy seeks that the retail character of the centres identified within the Borough is retained as these are the main contributor to the vitality and viability of these Centres. Whilst other uses play a valuable role, there should not be an over-concentration of non-retail uses in one part of the Centre. The policy indicates that 50% of A1, A2, A3, A4, A5 and Sui Generis uses within each centre should be in A1 use.

The proposal would retain the A1 use at ground floor level and is considered to be in accordance with Policy CS27.

Amount

The proposal provides a further 54m² of commercial floor space to the rear of the shop.

Layout, scale and appearance

The internal layout has been planned around the sites access arrangements. To the rear at ground floor an infill extension is proposed to the rear yard. This would not be visible from the public realm. Currently the existing shed and garage infill much of this area. There is substantial evidence of similar properties in the local area which have similar extensions as such it is not considered to be harmful to the local context. The extension will be constructed from brickwork to match the existing.

Access

No alterations to the existing access arrangements are proposed.

Report by

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