

Planning, Design and Access Statement

for:

The erection of two detached dwellings with associated hard
surfacing and landscaping

at:

Land to the rear of 79 Henley Road
Caversham
Reading
RG4 6DS



June 2017

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1.0 Introduction

- 1.1 This Statement accompanies a full planning application which is submitted to Reading Borough Council for the erection of two dwellinghouses that are both two storey four bedroom dwellings with associated parking, hard surfacing and landscaping at land to the rear of 79 Henley Road, Caversham, Reading, RG4 6DS.
- 1.2 There has been a previous application submitted for the exact same development under planning application 150151/FUL.
- 1.3 The application was refused only on the grounds that a legal agreement was not made to secure contributions towards affordable housing.
- 1.4 All planning aspects in terms of its setting, scale, relationship with neighbours were deemed acceptable by the Council.
- 1.5 The application was challenged at appeal, but was dismissed on grounds due to not entering into a legal agreement to secure affordable housing contributions. The Inspector raised no other planning concerns.

2.0 Site and the Surroundings

- 2.1 This section of the Statement assesses the site's immediate and wider context in terms of physical, social, key and environmental characteristics.
- 2.2 The site is located within Caversham, a suburb of the Borough of Reading, which lies on the north side of the River Thames.
- 2.3 The application address land to the rear of 79 Henley Road, but is accessed from Fairfax Close.
- 2.4 The application site is approximately 0.5 miles to the east of the centre of Caversham, a 10 minute walk, and 1.5 miles to the north of the main pedestrianised part of Reading town centre, a 30 minute walk.
- 2.5 There is a mixture of building types through Caversham as it has expanded, although a more uniform design and layout can be noticed at the more recent developments of the last 30 or 40 years, as you travel further from the centre of Caversham to where the newer developments have been constructed.
- 2.6 The application site itself is located between two cul-de-sac developments, Queen Annes Gate to the east and Fairfax Close to the west.



Image 001 – aerial view – Google

- 2.7 The proposed application site as can be seen in image 001 is located to the rear of both 79 and 77 Henley Road and between 38 Fairfax Close and 11 Queens Anne Gate.
- 2.8 To the west of the plot is a small cul-de-sac section of Fairfax Close, set back from the main part of Fairfax Close. These are a mix of detached dwellings with integral garages and semi-detached dwellings with parking spaces to the front of the dwellings.
- 2.9 To the south are two detached dwellings which have extended Fairfax Close, and provide a mix of parking provisions, in the form of attached garages and parking spaces.
- 2.10 To the east is an extension of Queen Annes Gate, which consists of five detached dwellings with attached garages.

- 2.11 There is a difference in style and design between the dwellings in Fairfax Close and Queens Anne Gate, but they follow a similar building line and height, as they are all two storey in height.
- 2.12 Finishing materials of brick and render are common features of the dwellings adjacent to the application site and the wider area.
- 2.13 The site is located in a sustainable and well established residential area, within Caversham, and these dwellings would help to provide dwellings of high design standards and meet the housing needs of present and future generations.
- 2.14 The development will be constructed to higher overall standards and will help to contribute towards a low carbon economy.

3.0 Proposed Development

- 3.1 This Full Planning Application seeks planning permission for two detached four bedroom dwellings on the land to the rear of 79 Henley Road.
- 3.2 The dwellings are proposed to be accessed from Fairfax Close, adjacent to Nos. 38 and 40 Fairfax Close. There will be no through access created onto Queens Anne Gate, and no access proposed from Henley Road.
- 3.3 As stated above, the proposed dwellings would utilise the existing shared vehicular access to Nos. 30 to 40 (evens) Fairfax Close, and would continue the same layout appearance, with a substantial amount of soft landscaping to act as a buffer between the drive and the southern and eastern boundaries.
- 3.4 The dwellings would have the benefit of an integral garage, which can be accessed through a door on the flank elevation, whilst there is also an internal access door through to the entrance hall. A living room, kitchen, dining room, a toilet and a cupboard can also be found at ground floor level.
- 3.5 At first floor level are the bedrooms and a bathroom. The main bedroom benefits from having an en-suite.
- 3.6 The flank elevation windows at ground floor and first floor levels for both dwellings are obscurely glazed, as annotated on the drawings.
- 3.7 The proposed materials would reflect the materials of the immediate vicinity, through a mixture of brick and render.
- 3.8 The proposed dwellings would have appropriate parking provisions in the form of an integral garage and parking to the front of the dwelling.

4.0 Planning Analysis

- 4.1 Whilst it is considered that certain of the policies within the Core Strategy may only be considered to carry due weight, the point is not of great relevance here as we do not believe the proposed scheme to be in conflict with the relevant policies of the Core Strategy.
- 4.2 Given that the Site and Detailed Policies Document is considered to carry full weight in accordance with the NPPF, the scheme has been designed to accord with the relevant policies of this document.
- 4.3 This application is accompanied by the following documents:
- i. Drawings
 - HR-CA_PLN_LOC-01 – Location Plan
 - HR-CA_PLN_100 Rev A – Context Plan
 - HR-CA_PLN_101 Rev A – Site Layout Roof Plan
 - HR-CA_PLN_102 Rev A – Plot 1 floor plans and elevations
 - HR-CA_PLN_103 Rev A – Plot 2 floor plans and elevations
 - HR-CA_PLN_104 Rev A – Street Elevations and Site Section
- 4.4 The key planning considerations are considered to be the following:
- i. Design, Layout and Amenity
 - ii. Access and Parking
 - iii. Boundary Treatments and Landscaping
 - iv. Impact on Neighbouring Dwellings
 - v. Other Considerations

i) Design, Layout and Amenity

- 4.5 The setting of the proposed dwellings within their plots reflect the setting of the neighbouring dwellings to the east and west.
- 4.6 The proposed dwellings are of a scale and height that would not appear visually prominent within this setting. It is also considered that the scale, form and height of the dwellings are in keeping with that of the neighbouring dwellings.
- 4.7 Although the development is proposed as being within the rear garden of Henley Road, the dwellings would not be visible from Henley Road.
- 4.8 The dwellings would be visible from both Fairfax Close and Queen Annes Gate, however, they would not appear prominent within the proposed street scene.
- 4.9 Given that the dwellings within Queen Annes Gate and Fairfax Close have a slightly different design, the design cue has mainly been taken from Fairfax Close, as this is where the dwellings will be accessed from.
- 4.10 The dwellings would have good sized rear gardens which are in keeping with the garden sizes of the neighbouring dwellings in Fairfax Close and Queen Annes Gate.

ii) Access and Parking

- 4.11 Access to the dwellings will be from utilising the existing shared access to Nos. 30 to 40 Fairfax Close. The parking provisions to the front of these properties will not be affected.
- 4.12 The Council have a Revised Parking Standards and Design Supplementary Planning Document which was adopted in 2011, and it advises that two parking spaces are required for a four bedroom dwelling within Zone 2. The dwellings are proposed to have two external spaces as well as an integral garage.

- 4.13 The general principle underpinning the inclusive access needs of the proposal is that the scheme will be designed to comply with Part M of the Building Regulations.
- 4.14 Accordingly, level thresholds will be provided to the principal internal and external doors.
- 4.15 The dwellings have been designed to comply with the requirements of Lifetime Homes as per the Council's requirements for new build dwellings.

iii) Boundary Treatments and Landscaping

- 4.16 The application site has become overgrown with vegetation, as this part of the garden is an underused part of garden and has been for some considerable time.
- 4.17 Close boarded fences are the predominant boundary treatment for the site, however, there is a small section of chain link fence as well as some Laurel forming other parts or adding to the boundary treatment. Proposed boundary treatments will be in keeping with the locality.
- 4.18 The overgrown vegetation is to be removed as part of the application, but its removal would not have an adverse impact on the local landscape, amenity or biodiversity.
- 4.19 New landscaping is proposed as part of the development. This would help to provide an attractive development.

iv) Impact on Neighbouring Dwellings

- 4.20 The proposed dwellings follow the roughly formed building line of dwellings from west to east when going from the dwellings in Fairfax Close to those in Queen Annes Gate.
- 4.21 Although the proposed dwellings have elements on the rear elevation that project beyond the rear elevation building line of the neighbouring dwellings, these are adjacent to each other, and would not have a detrimental impact on the neighbouring properties.
- 4.22 There would be no breach of a 45 degree line taken from the mid of point of the nearest habitable rooms at ground floor level on either 40 Fairfax Close or 11 Queen Annes Gate.
- 4.23 The proposed dwellings due to their layout, height, form and siting within the plots would not appear overbearing or overdominant to either 40 Fairfax Close or 11 Queen Annes Gate.
- 4.24 Given the setting of the new dwellings within their plots, there would be a very limited level of overlooking to the immediate amenity areas of the neighbouring gardens and loss of privacy would be negligible in this instance. In addition to this, there would be no loss of light to any of the rooms on the rear elevation of the neighbouring dwellings.
- 4.25 All proposed flank elevation windows, whether at ground floor or first floor level are proposed to be obscurely glazed. Moreover, these windows are not for habitable rooms.
- 4.26 In respect to the dwellings to the south of the proposed development, the separation distances together with the proposed heights of the dwellings being in keeping with the existing dwellings in the vicinity ensure that there would be no impact on the dwellings immediately to the south, 27 and 29 Fairfax Close.

v) Other Considerations

4.27 The site is not located within a Flood Risk Zone 2 or 3.

4.28 There is no contamination or pollution concerns with regard to the site and the proposed development.

4.29 The application is CIL liable and a form has been submitted to accompany the application.

4.30 Based on the past history of the site, the site would trigger affordable housing contributions. In this instance the applicant would enter into a legal agreement to secure the appropriate contributions.

5.0 Conclusion

- 5.1 The proposed development with respect to the proposed scale and layout would not detract from the character or appearance of the locality.
- 5.2 The development would not be overbearing or overdominant to neighbouring properties and would not result in any unnecessary overlooking.
- 5.3 Similarly the neighbouring properties would not impact on the enjoyment of the amenity and habitable areas of the proposed dwelling.
- 5.4 Due to the design, layout, scale, height and built form of the proposed development, and the dwellings being designed to meet Lifetime Homes standards, the future residents would benefit from high standards of living.
- 5.5 Given the foregoing the proposed development is considered to be in compliance with the relevant policies within the Council's Development Plan, in particular policies SD1, DM4, DM5, DM11, CS1, CS5, CS7 and CS24 as well as the relevant Supplementary Planning Documents.
- 5.6 In view of the above, the proposal comprises 'Sustainable Development' in line with paragraph 14 of the NPPF and the application should therefore be recommended for approval.