



Planning Statement

**Additional 3 flats to rear of
10 Prospect Street
Reading**

January 2016

**Red Kite Development Consultancy
On behalf of
Prospect Homes Ltd**

PLANNING STATEMENT

PROPOSED ADDITIONAL FLATS TO REAR OF 10 PROSPECT STREET, READING RG1 7YG

1.00 INTRODUCTION

- 1.01 Development is nearing completion of the scheme approved under references 12/00711/OUT and 150394 / 150395 (RM). This involves the erection of 6 new flats on the forward part of the site, formerly a stonemasons yard, with a side access to parking and amenity space to the rear. The amenity space is considerably in excess of the standards required for new development of this type.
- 1.02 The pattern of development in this area includes buildings to the rear of frontage properties- indeed some large buildings on the rear boundary previously existed on this site prior to approval for redevelopment.
- 1.03 Site clearance has highlighted the opportunity for a more effective use of this highly sustainable site to accommodate a limited degree of additional residential accommodation. This would make use of the approved access, and involve no alterations to the approved frontage building.
- 1,04 The scheme described in the accompanying Design and Access Statement and submitted drawings constitutes sustainable development, and will make a small but useful contribution to the supply of housing in the Borough in accordance with National and Local planning policies.

2.00 RELEVANT NATIONAL AND DEVELOPMENT PLAN POLICY

- 2.01 The NPPF promotes the delivery of sustainable development, and urges Local Authorities to take action to 'boost significantly the delivery of housing' wherever possible. Local Authorities are further required to assist developers positively in their efforts to bring sustainable schemes to fruition.
- 2.02 The application site forms part of a site allocated for redevelopment in the Sites and Detailed Policies document which forms a part of the Local Plan. As SA9A, it was originally hoped that the whole site could provide around 15 new residential units. To date only 6 have been possible.
- 2.03 The part of the site fronting Oxford Road is now developed instead as a local convenience store, but this does have the benefit of increasing the range of easily accessible local services available to support residents in the area.
- 2.04 The original concept would probably have seen the entire SA9a site developed comprehensively, but the scheme now submitted demonstrates that good quality

additional housing can be provided without harm to the amenities of neighbours and new residents of the approved scheme, and without adverse impact on matters such as access and parking.

- 2.05 Pre-application advice was sought from the Council under reference 151267/PREAPP, but for a radically different scheme to that now proposed. The applicant has taken on board the concerns expressed with regard to that much larger development in submitting a more modest proposal.

3.00 SCHEME DETAILS

- 3.01 In considering a small scheme of this nature within the urban area, where a sustainable location is not in dispute, the key factors which are anticipated to influence a planning decision are set out below, with comments on how the detail reflects local policies and standards.

(i) Local character and Built form

- 3.02 Prospect Street and other local roads south of Oxford Road are primarily residential in character and use, with older buildings set fairly close to the frontage with few gaps in between.
- 3.03 The area between Lorne Road and Prospect Street is wider than the spacing between other parallel roads, because of the uncharacteristically generous plot depths in Prospect Street. While intervening buildings set behind the road frontage are scattered throughout the area, the plots on Prospect Street are particularly well suited to accommodate this form of development.



Long back garden areas to properties west of Prospect Street

- 3.04 In terms of townscape. It is important that buildings set further back are clearly seen as subsidiary to the strong frontage layout on a small scheme such as this. It is also preferable that a new building reflects the general gable proportions and roofscapes of the immediate area where these contribute to local character.
- 3.05 The scheme design, as described in the Design and Access Statement and on plans submitted, is for a 1.5 storey building, significantly smaller in height than the adjacent building to the rear of No 8 Prospect Street. It will be visible only from the approved access route, at which point the design includes a gable to reflect local traditional building character. The building mass will sit comfortably on the site without adverse impact on surrounding neighbours.

(iii) Access and parking

- 3.05 The approved access has adequate sight lines and dimensions to serve the additional 3 units proposed. The parking arrangement has been redesigned for a comprehensive approach, and satisfies standards in terms of numbers and dimensions of parking spaces. Provision is made within the site for secure cycle parking, to promote non-car travel modes, and for streamed refuse storage.

(iv) Quality of accommodation

- 3.06 The additional building proposed will deliver 3 apartments with separate front doors, set back from potential traffic noise, and with an outlook over private parking areas and communal garden space. The environment will provide a sense of security and privacy.
- 3.07 The separation between this new building and the frontage block at 22m is sufficient to avoid any undesirable intervisibility. Floor areas within the units are in excess of the minimum recommended National standards, and the accommodation will be attractive to all types of small household, with the ground floor units ideally suited to mobility restricted residents.

(v) Mix of units

- 3.07 On such a small development it is not possible to deliver a wide range of unit sizes, but both one and two bedroom units are included. Policy CS15 requires housing to meet local needs, and the supporting text identifies family housing as a particular priority. Advice received from officers is that a 2 bedroomed unit is considered to be suitable for a small family in this context. In view of the high accessibility and the character of the area, the smaller ground floor units will meet a local demand.

(vi) Quantity and quality of amenity space

- 3.08 The guidelines for amenity space are set out in Policy DM10 of the Sites and Detailed Policies Document. Where communal space is provided, each 1-2 bed unit should be matched by provision of 25sm of space in terms of quantum.
- 3.09 The recently constructed scheme of 6 flats on the front part of the site is not part of this application site, but care has been taken to ensure that the combined needs of the residents of all 9 units (6 approved and 3 proposed) are accommodated.
- 3.10 Communal garden space for the 6 requires 150sm of usable space. Each of the two new ground floor flats has a private terrace of 30sm, and the first floor unit has a balcony enclosed within the side walls/roof of the gabled projection. 179.5sm of communal amenity space is provided, sufficient for the 7 apartments which do not have private terraces of equivalent per unit size.
- 3.11 Careful thought has been given to the quality of amenity space, and a full landscape design plan forms part of the application documents. New tree and hedge planting will provide structure, with generous and diverse shrub planting in beds and on boundaries, seating, paving and gravel paths to provide an all year usable garden and an attractive outlook for residents.

(vii) Privacy and amenity of neighbours

- 3.09 No outlook is possible at first floor westwards towards adjoining gardens in Lorne Street, as rooflights are set above eyelevel. Neither are there any windows overlooking neighbouring gardens to the north and south.
- 3.10 To deliver an attractive living environment to the new first floor apartment and maximise natural light, a balcony with folding doors is set at the southern end of the new building. This is 23m from the closest point of No 18 Prospect Street, and the angle of view from the balcony is restricted by its setback within the gable. With the intervening fence, new landscape planting along this boundary and separation distance, there will be no substantive overlooking which would adversely impact on the amenity of existing residents.

4.00 INFRASTRUCTURE CONTRIBUTIONS

- 4.01 It is anticipated that no site specific infrastructure is necessary, and contributions to those services on which the development impacts will be adequately addressed by normal CIL contributions. A CIL assessment form has been submitted.
- 4.02 Policy DM6 of the adopted Local Plan seeks contributions towards affordable housing on all new residential developments. In relation to a scheme of this size (3

units), that contribution is in the form of a financial contribution/commuted sum, equivalent to 5% of the Gross Development Value of the scheme for the 3 units.

- 4.03 In principal the applicant is prepared to make this payment in the form of a S106 Obligation, in the event that planning permission is granted. A calculation of GDV and draft Obligation will be submitted during the course of the application process.

5.00 SUMMARY AND CONCLUSIONS

- 5.01 Policy SA9a of the adopted Local Plan supports the development of this site for residential use. The scheme now proposed makes effective use of the site allocated, and delivers an additional 3 units in a form which reflects local character and which has no adverse impact on surrounding neighbours.
- 5.02 The new units form a sustainable development within a highly accessible part of the Borough. Approval of this application will allow the developer/site owner to complete the site as a comprehensive development of excellent quality, and provide additional living accommodation which meets local needs.

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