

Design Statement
1 Derby Road, Caversham, Reading

Removal of condition 4 and variation of condition 5 of planning permission
10/000992/Variat

The applicants have operated a successful clinic at 1 Derby Road for over 20 years with no complaints and now wish to retire and sell the property. The preferred sale would include the whole site of a dwelling house and clinic. Unfortunately conditions 4 and 5 imposed on the planning permission here (10/00992/VARIAT) have made selling the property almost impossible.

Following the withdrawal of the planning application in June this year a pre application meeting was held to evaluate with the planning officer and Highway officer the relevant information needed to support the application. From this meeting a transport statement has been compiled that addresses alternative uses on these premises to see if they can operate within the available parking standards adopted by the Council.

In addition the capacity of the road to accommodate the generated traffic was compiled and it was concluded that there would not be a n increase in traffic on the road over and above the traffic already generated by the permitted use. In any case the likely traffic generated on this road by the permitted use would have been at worst case 55 of the total over the day. The reality would be half of that number. This is not significant of the whole and the NPPF indicates that statements should only be required if significant numbers of traffic were to be generated by new development. We do not believe this to be the case and this is supported by the evidence.

Condition 4 states that “The D1 physiotherapy clinic use of part of the premises shall not at any time be operated, managed or carried out other than by a person or persons who reside(s) in the residential part of the premises”. The reason stated was to provide adequate parking, turning and manoeuvring space on site.

The clinic has operated for 20 years without any parking problems and since the original planning permission in 1994 has added a drive-through garage as well as two further parking spaces (off-road) at on the property fronting Peppard Road. This provides the property with a total of 12 parking spaces with 9 being independently accessible. This is more than sufficient parking to support both the D1 and the residential part of the premises whether the owners live and work there or not. A transport statement is included that assess the amount of parking needed for a number of clinic and educational uses. It is clear that the uses comply with the Reading BC parking standards document. It is not necessary that the residential element be managed or owned by the occupants of the clinic but so long as it remains in the same ownership the uses can be separate or sublet. In this way the

parking can be controlled. The plan attached to the transport statement indicates that the parking on the road frontage (but off road) could also be part of the residence without affecting the parking provision of the clinic and free access by the house can be ensured.

Condition 5 states that "The D1 use part of the premises shall only be used for a Class D1 clinic/consulting rooms and for no other use that may fall under a Class D1 use (non-residential institution) of the Town and Country Planning (Use Classes) Order 1987 (as amended)." The reason stated was so that the local planning authority may properly consider the merits of such an alternative use and control the intensity of use. This property is surrounded by businesses including two large schools and others with small businesses along Derby Road and its offshoot roads.

A plan of existing car parking is included showing the client staff and residential spaces all of which are in line with the standards of the Council