

Planning Statement

**539 Basingstoke Road,
Reading, RG2 0SH**

Prepared For
Kennet Investments Limited

**3544
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bell cornwell

CHARTERED TOWN PLANNERS

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1 INTRODUCTION

- 1.1 Planning permission is sought for the erection of a part single and part double storey extension to rear, loft conversion and addition of front and rear dormers to existing flats. This would result in a greater floorspace for the existing two flats.

SITE AND SURROUNDINGS

- 1.2 The site is located within the settlement of Reading. It is a predominantly residential area.
- 1.3 The property is a mid-terraced house that fronts onto Basingstoke Road. The house is currently used as two one-bedroom flats.



Photo 1 – View of the front of 539 Basingstoke Road

- 1.4 The area is characterised by semi-detached and terraced properties with large rear gardens. Many properties in the area have rear and/or side extensions. This was recognised in the officer report for 211250. Existing dormer windows are evident within the local area and are in place on the adjacent terraced property (No. 541).
- 1.5 The property is not listed and does not fall within a conservation area.



- 1.6 The site is located adjacent to a high-frequency bus route. It is within the secondary core area.



Photo 2 – View of the rear of 539 Basingstoke Road showing the adjacent 541 Basingstoke Road also

PLANNING HISTORY

- 1.7 A review of the Councils planning register reveals the following planning history for the application site:
- 201805 – Change of use of property from single dwelling house into 2no. 1 bedroom flats – permitted development – March 2021
- 1.8 A review of the adjacent properties planning history 541 provides the following planning history:
- 211250 – Proposed part single storey and part two storey side and rear extensions with a front dormer – Approved October 2021
 - 210857 – Rear extension measuring 6.00m in depth, with a maximum height of 2.95m, and 2.87m in height to eaves level. Notification of the construction of extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 – Approved July 2021



PROPOSAL

- 1.9 Planning permission is sought for the erection of a part single and part double storey extension to rear, loft conversion and addition of front and rear dormers to existing flats.
- 1.10 The extensions would result in two two-bedroom flats as opposed to the existing two one-bedroom flats.
- 1.11 The first flat would have a floor area of 70.4sqm and the second flat (a duplex flat) would have a floor area of 94.4sqm.

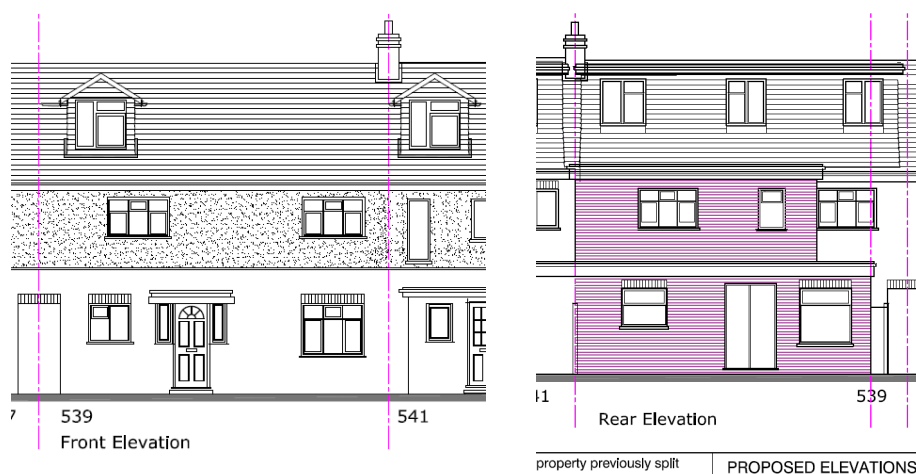


Figure 1 – Proposed front and rear elevations



2 PLANNING CONSIDERATIONS

- 2.1 Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 The relevant Development Plan for Reading Borough Council comprises The Local Plan (Adopted November 2019).
- 2.3 The National Planning Policy Framework (NPPF) (December 2023) is a material consideration as is its accompanying Planning Practice Guidance (PPG).
- 2.4 Supplementary Planning Documents (SPDs) such as Affordable Housing, Car Parking Standards, Design Guide to House Extensions and Revised Parking Standards and Design Supplementary Planning Documents are a material consideration also.

PRINCIPLE OF DEVELOPMENT

- 2.5 The site is located within the settlement of Reading where in principle extensions are acceptable subject to no site-specific issues being identified.

DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

- 2.6 Policy CC7 (Design and the Public Realms) of the Local Plan seeks high design quality that maintains and enhances the character and appearance of Reading.
- 2.7 The proposal makes changes only to the rear of the property. No identifiable changes would be visible from the public realm. There is an access road to the rear of the site to provide access to the rear of the properties on Basingstoke Road and a flatted development. From the rear access road, there are views of the rear of 539 Basingstoke Road. These views are seen in the context of adjacent rear elevation changes that have been made (No. 541). There is a clear similarity between the two schemes resulting in some consistency in rear elevation design should the rear elevation changes be approved.



Figure 2 – Photo of rear of Basingstoke Road properties showing 539 and 541

- 2.8 There would be one small dormer window introduced to the front elevation. This would again reflect the design and size of the adjacent dormer window at no. 541. Thereby appearing in keeping.
- 2.9 The changes would be acceptable in visual terms as the design would be in keeping with adjacent property designs. This policy is therefore met.

AMENITY IMPACT

- 2.10 Policy CC8 (Safeguarding Amenity) of the Local Plan looks to ensure that new development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. Policy H9 (House extensions and ancillary accommodation) of the Local Plan requires extensions or householder development to respect the character and appearance of the house and the pattern of neighbouring properties and appearance of the street as a whole. This policy is not directly relevant as the proposal is not a householder application however, due to the nature and scale of the works this is a policy that is of use to consider.



- 2.11 The proposed floor areas of each of the resulting enlarged flats would both meet the requirements of the Technical housing standards – nationally described space standards thereby ensuring the future residents have acceptable internal space. There remains a substantial garden thereby ensuring residents can access outside space. In addition, there is a public green space, Whitely Wood Recreation Ground, across Basingstoke Road which can also be enjoyed by the residents.
- 2.12 The rear garden for 539 Basingstoke Road measures over 20m in depth. There is around 28m to the edge of the nearest boundary to the rear of the site with the building to the east being around 30m away. This is an appropriate separation distance to ensure the amenity of existing residents to the east are protected. In terms on the impact of the adjacent residents at 541 and 537 Basingstoke Road. At present, due to the presence of existing rear windows, there is already the potential for some overlooking which is to be expected with terraced properties. The proposed rear extensions would not increase the level of overlooking of gardens.
- 2.13 Whilst not labelled, the 45degree line is shown on the first-floor plan of the proposed floor plans ref: BR539:104 (Figure 3). This demonstrates the 45-degree rule of thumb is met. This ensures the two-storey proposal will not result in an unacceptable loss of light to the ground floor of 537 Basingstoke Road.



Figure 3 – First Floor Plan from the Proposed Floor Plans BR539:104 – red line shows 45-degree line



- 2.14 The closest affected window is that of a bathroom window, which is not a habitable room, hence why no 45 degree was shown on the plans.
- 2.15 The proposal is in accordance with the relevant planning policies.

BIODIVERSITY

- 2.16 Policy EN12 (Biodiversity and the Green Network) of the Local Plan looks to ensure that development should not result in a net loss of biodiversity. Policy H9 (House extensions and ancillary accommodation) of the Local Plan requires developments to ensure there is no loss of biodiversity within gardens.
- 2.17 Accompanying this planning application is a Bat Scoping Report and Preliminary Ecological Appraisal.
- 2.18 The results of this work conclude that there are no bats or evidence of bats within the loft void with there being no evidence of bats observed during the external element of the building survey. The building is overall assessed as having 'negligible' suitability for roosting bats.
- 2.19 There is no evidence of nesting birds recorded within the loft void or at the eaves of the building.
- 2.20 The requirements of these policies are met as no harm would come to protected species. There will not be a net loss of biodiversity across the site.

AIR QUALITY

- 2.21 Policy EN15 (Air Quality) of the Local Plan requires developments that are introducing sensitive uses into an Air Quality Management Area that appropriate mitigation is in place.
- 2.22 The existing use of 539 Basingstoke Road is flats. This remains the same use as that proposed. There are no changes occurring to the front of the development which fronts onto Basingstoke Road. As there is no introduction of a sensitive use there should be no requirement for air quality mitigation imposed on this development.



HIGHWAYS

- 2.23 Policy T3 (Access, Traffic and Highway-related matters) requires proposals to not have a detrimental impact on the highway or users of the transport network. 539 Basingstoke Road is already two flats.
- 2.24 There is currently parking at the front of the property for the two one-bed flats. The parking requirement for two two-bed flats remains the same as per the one-bed flats as set out within the Oct 2011 car parking standards SPD. Consequently, the parking provision of 2 spaces is acceptable.

AFFORDABLE HOUSING

- 2.25 Policy H3 (Affordable Housing) of the Local Plan requires a financial contribution for the net gain of dwellings. There are exemptions set out within the policy to include replacement of a single dwelling with another single dwelling and conversion of a dwelling to self-contained flats where there is no new floorspace.
- 2.26 As this proposal doesn't result in a net gain of residential units there should be no requirement for and affordable housing contribution.

COMMUNITY INFRASTRUCTURE LEVY

- 2.27 Accompanying this application is a completed CIL form. The existing floorspace is 83.25sqm. The new floorspace would result in a floor area of 164.8sqm. There is therefore a less than 100sqm net gain in floor area. On that basis, the proposal is not CIL liable.



3 CONCLUSIONS

- 3.1 Planning permission is sought for erection of a part single and part double storey extension to rear, loft conversion and addition of front and rear dormers to existing flats.
- 3.2 The principle of development is acceptable.
- 3.3 This planning statement identifies that there are no site-specific issues with the proposed development. The proposed extensions are in keeping with those that have been completed at 541 Basingstoke Road.