

Design and Access Statement



95 Northumberland Avenue

Introduction

This design and access statement is in support of a planning application for:

- 1- Retrospective change of a C3 residential house to three apartments, 1 x 2/3 bedroom apartment, 2 x 1 bedroom apartments.
- 2- Increasing the size of a side dormer and construction of new dormer on the opposite side of the roof.
- 3- Changing the first floor side extension roof from a hip roof (approved planning)to a flat roof on the first floor

A range of considerations are described further in the following statement and the relationship between the existing building and consideration of street scape.



Planning History

Planning App:-150460

Rear extension measuring 6.0m in depth, with a maximum height of 2.8m, and 2.6m in height to eaves level. Notification of the construction of an extension under Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Decision: Refused 23/04/15

Planning Application No: 221180

Proposed ground, first floor side and rear extension.

Decision: Approved 02/02/23

Previously the property has been used as a four bedroom house over three floors with gables both at the front, rear and a second floor dormer.

Planning Policy considerations:

Although this planning application is retrospective there are other properties that are used as flats (adjacent building)

The proposed retrospective application provides 1 x 2/3 bedroom apartment on the ground floor that can be used for small family with direct access to the garden.

There are 1 bedroom apartments on the first and second floor. All kitchens stack up to minimize any noise being transmitted to bedrooms. With bin and cycle stores at the front of the property

The proposed application will have minimal change to street scene.

The site is located outside a conservation area.

The building is not listed building or is close or impacted upon any adjacent listed building.

Design – 95 Northumberland Avenue

- The design presented is a two-storey façade to Northumberland Avenue adequately set back from the road in line with adjacent buildings. The proposed changes are only for the first and second floor.
- The first floor side extension will go from a hipped pitched roof to a flat roof allowing a larger dormer to create more living space with the dormers
- The front entrance door will remain unchanged.
- The ground floor will have a three bedroom apartment with access to rear amenity space. There are other residential properties within Northumberland Avenue that are used as apartments.





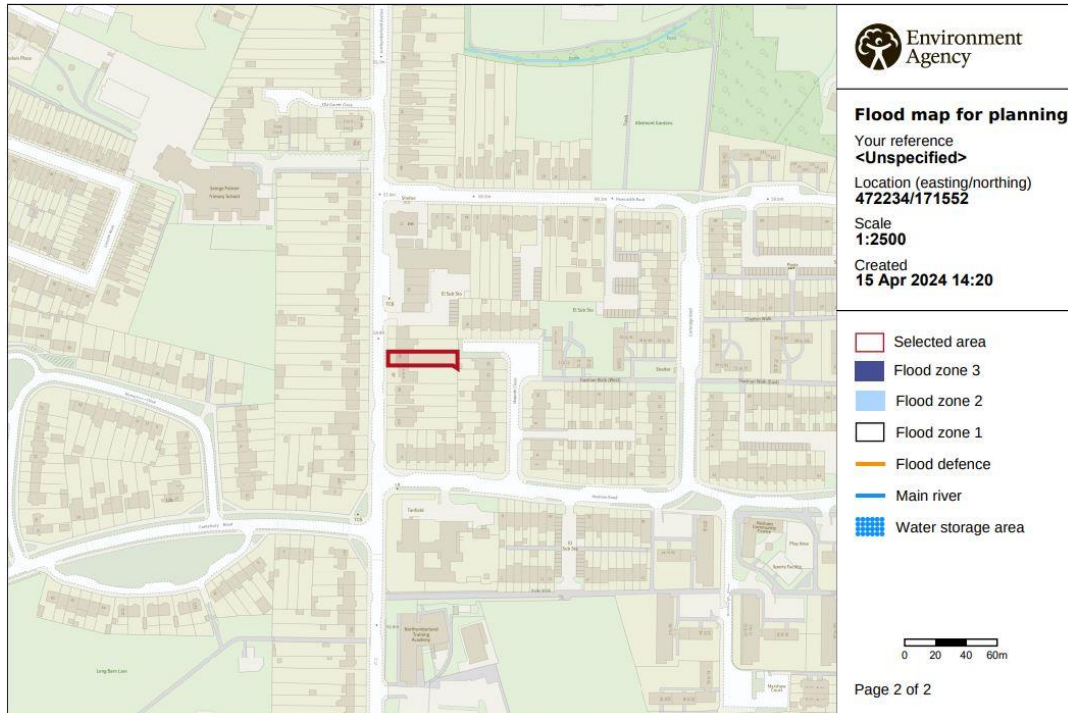
All other existing frontage details will be kept the same. Neighbouring properties in the image below shows the adjacent property to the right hand side with a rear dormer and extension on the ground floor. The property to the left of the application is used as a block of 4 apartments. The image shows the property prior to construction of extension (approved planning) to the ground floor and dormer to the second floor.



Flood Risk

A check with the Environment Agency indicates that the site is not located within a Flood Plain

- low risk of surface water flooding
- very low risk of flooding from rivers and the sea



Proposed Justification



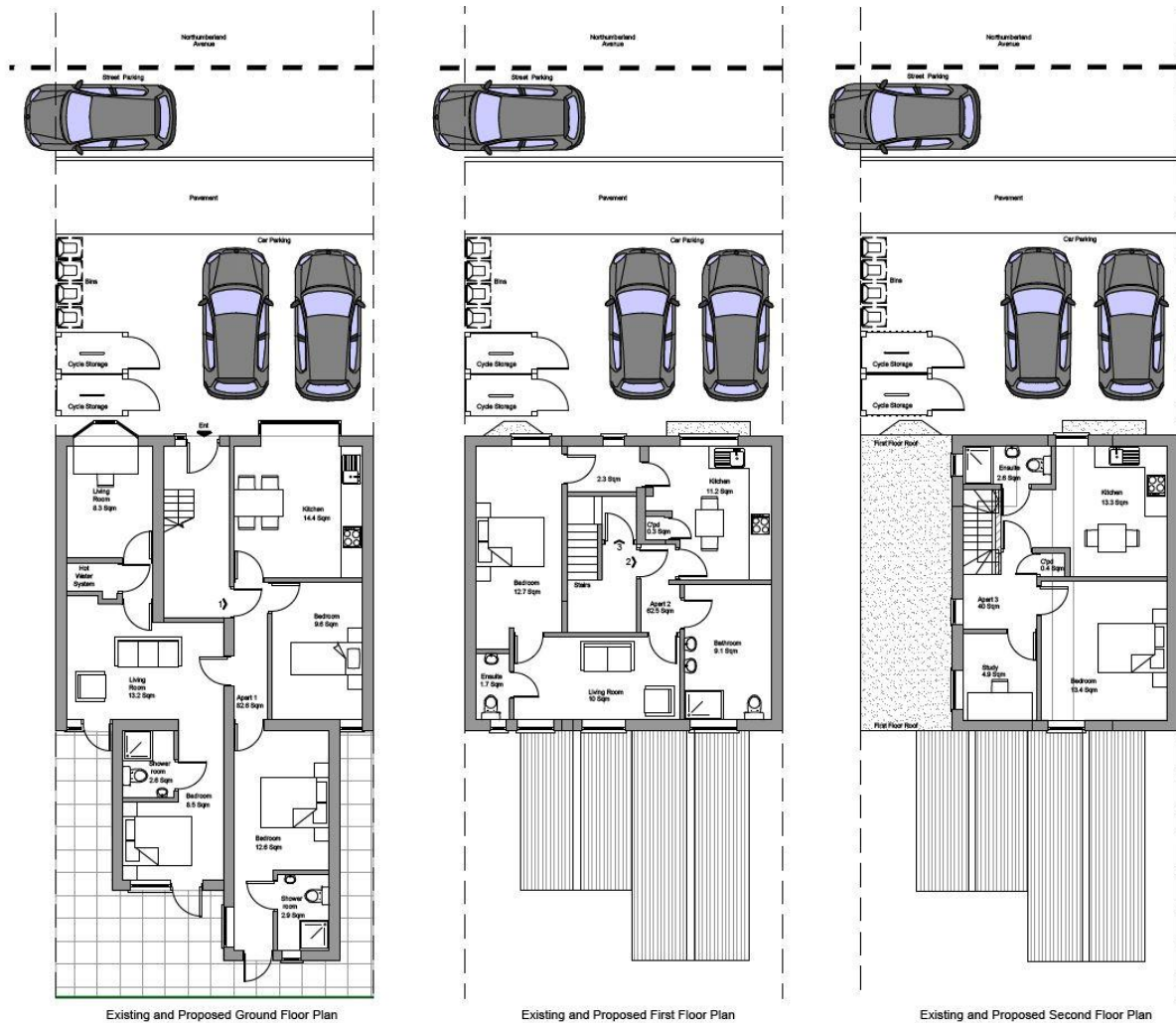
This is a retrospective planning app for conversion of a residential property into apartments. All neighbouring properties are residential with apartments to one side(right) and houses to the other (left).



The scheme makes good use of natural light and avoids excessive overshadowing.

In Accordance with the waste and recycling policies of the Reading Borough Council Waste Department, provision for waste and storage have been included within the development in line with the Council's requirements.

All other elements of the building such as drainage will remain unchanged.



Parking, Bin and cycle store:

There are 2 parking spaces at the front of the property with bin and cycle stores

If additional parking's were required, the property has a rear access from Morpeth Close for additional parking

There are un -restricted parking spaces on the Northumberland Avenue. The poetry is located with a good public transport route with close walking distance to shops and amenity spaces.

Section 106 and CIL:

The applicant will undertake to pay both CIL and section 106 contributions. The amount to be agreed with Reading Borough Council.

As part of the planning application, second floor one bedroom flat will be allocated for social housing. Two independent valuation shall be provided for each flat.

Conclusion:

The proposed retrospective applicant will provide additional family accommodations and increases the housing stock. There are amenity spaces as well as parking, Bin store and cycle store.

The side dormer is permitted development.

This property has amenity to the rear garden with considerably close access to local amenity spaces.

With this retrospective planning application, the property will have a new lease of life, as the fabric of the property has needed improvements.

The property is on an excellent public transport route with un-restricted parking spaces within Northumberland Avenue.

The proposed application represents high quality, contextual design, of which we believe the applicant, Reading Council and residents can feel is suitable.