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**PLANNING, DESIGN AND ACCESS STATEMENT TO ACCOMPANY
PLANNING APPLICATION FOR THE EXTENSION AND CONVERSION OF
EXISTING BUILDINGS TO EIGHT FLATS AND THE ERECTION OF ONE HOUSE AT
11 GLEBE ROAD, READING, RG2 7AG**

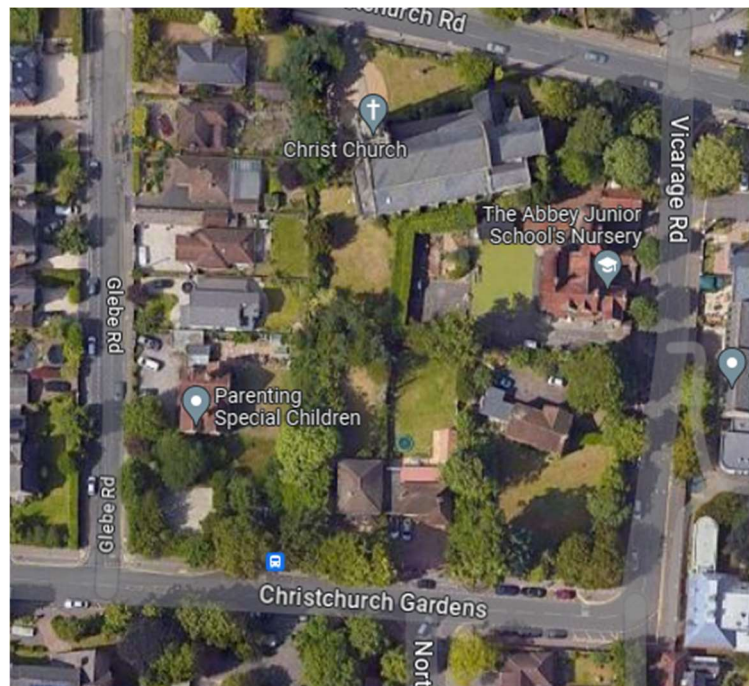
INTRODUCTION

1. This application is for the redevelopment of 11 Glebe Road, Reading, through the conversion and extension of the existing building to eight flats and the erection of a 2 storey house at the property known as 11 Glebe Road, Reading.
2. This application follows a pre-application that was submitted in November 2023. This application is a result of a written response and meeting with the case officer which has resulted in amendments to the pre-application proposal.
3. The following documents are submitted with this application:
 - Location Plan
 - Existing Site Plan – PM100 Rev A
 - Existing Rear and Side Elevations – PM301 Rev A
 - Existing First and Second Floor Plans – PM201 Rev A
 - Existing Front and Side Elevations – PM300 Rev A
 - Existing Ground Floor Plan – PM200 Rev A
 - Proposed Site Plan – PM400 – Rev D
 - Plot 1 – House – Proposed Floor Plans – PM503 Rev A
 - Plot 1 – House – Proposed Elevations – PM603 Rev A
 - Proposed Front and Side elevations – Flats – PM600 Rev B
 - Proposed Rear and Side elevations – Flats - PM601 Rev C
 - Proposed Ground Floor Plan – Flats – PM500 Rev B
 - Proposed First Floor Plan – Flats – PM501 Rev C
 - Proposed Second Floor Plan – Flats – RM502 – Rev B
 - Proposed 3d Views - PM701 – Rev A
 - Proposed 3 d Views 2 – PM702 Rev A
 - Existing and Proposed Street Scenes – PM602 Rev B

- Cycle Bin Store Floor Plans and Elevations – PM604 Rev A
- Air Quality Assessment – July 2024
- Environmental Noise Assessment – June 2024
- Topographical Survey
- Tree Survey and Tree Constraints Plan
- Root Protection Area Plan
- Ecological Appraisal
- Biodiversity Net Gain – Biological Impact Assessment
- Letter from Arcade
- This PDA Statement

SITE DESCRIPTION

4. The current property comprises a large three storey large property with single storey additions to the side, situated on an unusually large plot on the corner with Glebe Road and Christchurch Gardens. The surrounding area is mainly residential character with the Grade II Listed, Christ Church and its grounds located on the northwest corner boundary as well as being adjacent the Christ Church Conservation Area.
5. The property is currently being used by a Charity, Parenting Special Children (PSC), who provide specialist support for Berkshire families who have children and young people with special needs. However the lawful use of the property is as a residential use as granted by planning permission 08/01447/FUL for *“Change of use of ground floor and first floor from medical consulting rooms to residential use”*.





PLANNING POLICY

6. The relevant policy framework against which planning applications have to be considered is the National Planning Policy Framework, the Adopted Reading Borough Local Plan (November 2019), various Supplementary Planning Guidance and other related documents. These will be referred to as and when the issues are considered as set out below.

PRE-APPLICATION REPORT REF: 231649/PREAPP

7. The pre-application report (PAR) identified the following main issues that would be considered as part of any submitted application:
 - Principle
 - Design and Character
 - Housing Density and Mix
 - Amenity
 - Access/Transport/ Parking
 - Sustainability
 - Trees, Landscaping and Ecology
 - Environmental Matters – Noise, Air Quality
 - S106 and Community Infrastructure Levy
8. This statement sets out how the submitted proposal has addressed the issues raised to the extent it is considered that the proposal would comply with relevant policies and so should be granted planning consent.

Principle

9. It is noted that the PAR states Policy CC1 of the Reading Local Plan (RBLP) requires a positive approach to development proposals that accord with the presumption in favour of sustainable development that lies at the heart of the National Planning Policy Framework (NPPF).
10. The PAR then goes onto say that provided it can be shown that the private school, a community facility, is no longer needed so as to comply with Policy OU1, then the principle of residential development would be acceptable.
11. Policy OU1 states that proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be demonstrated that there is no longer a need to retain the facility.
12. The existing facility is not being lost to the community. It is relocating to another site in the area as the letter from the operators, Arcade, confirms.
13. It should also be noted that there is no lawful use of the property as a school as acknowledged by the PAR. Consequently it is considered that there should be no objection in principle to residential redevelopment.

Design and Character

14. The PAR refers to the NPPF, the National Design Code, RBLP policies CC7 and H11 as the being relevant policy framework. Should the site be included in the proposed revised Conservation area, then policies EN1 and EN3 would also carry more weight; although it is appreciated that the proximity to the existing Conservation area boundary and Grade II* Listed Building means RBLP Policy EN6 is also relevant.
15. The views expressed in the PAR were based on the then proposal to convert and extend the existing building to 6 x 1 bed flats and 3 new dwellings comprising 1 x 3 bed and 2 x 4 bed houses, a total of 9 dwellings.
16. The views and concerns have been taken on board by the applicants, resulting in this application proposal, which although still being a total of 9 dwellings, now comprising one 4 bed detached house with attached garage; and 2 x 2 bed and 6 x 1 bed flats.
17. The proposed house has is described as Plot 1 and fronts Glebe Road. It has been designed as a traditional bay windowed frontage house. It should be noted the PAR that the pre-app proposed houses were considered to be acceptable in appearance and this proposed house is similar in respect of height, size and appearance. The bay frontage design is similar to the bay windows on the side elevation of the existing property.

18. Concerns over the availability of space and setting around any proposed dwellings as well as amenity and overlooking issues have been taken on board resulting in a reduction in the number of proposed houses.
19. As regards the proposed flats, again the views expressed in the PAR as regards what extensions might be acceptable as well as ensuring appropriate distances from protected trees and unencumbered amenity space has been taken on board.
20. It is proposed to add a two storey side extension on the northern side of the existing property, as advised by the PAR, which would be sympathetic in design and character to the existing building, with hipped gabled end and pitched roof dormers to the front and rear.
21. It is considered that the extension and dormers proposed would not detract from the existing building, even if it were to be included as a Building of Townscape Merit in the emerging revised Conservation Area appraisal.

Housing Mix and Density

22. The PAR referred to the Policy H2 of the RBLP and the need, wherever possible, for more family units to be included in new residential development. Concerns were expressed in the PAR that only 1 bed flats were proposed. These concerns have been taken on board resulting in 2 x 2 bedroom flats and a 4 bedroom house being proposed as part of this application.
23. Consequently it is considered the mix and density of dwellings proposed complies with policy.

Amenity

24. The proposal has been revised to address concerns regarding the pre-application proposed layout and the relationship between 9 Glebe Road by extending the existing building and reducing the number of house plots. It is also considered the current layout provides adequate amenity space accords with nationally described standards for the type of dwellings proposed.
25. Therefore it is considered the proposal accords with RBLP policy CC8 as regards impact on the amenity of neighbours, policy H10 as regards provision of amenity space and Policy H5 in respect of the provision of adequate internal space for future occupiers.

Access/ Transport/Parking

26. The PAR expressed concerns about new access points onto Christchurch Gardens as suggested by the pre-app proposal. This has been revised with this application proposal showing access onto Glebe Road only.

27. The revised scheme also shows 8 parking spaces, one disabled, for the proposed flats, and at least two spaces for the proposed house, including a garage. An electric charging point will also be provided and although not shown on the proposed site plan, could be secured by condition.
28. It should also be noted that the PAR agreed the site is well served by public transport and is located on a very frequent bus service route.
29. A cycle store for the proposed flats is also shown on the proposed plan. A secure pest proof bin store is also shown to be provided for the proposed flats.
30. Consequently it is considered the development would comply with RLBP policies TR1, TR4 and TR5 as regards matters of access, transport and parking.

Environmental Matters – Noise, Air Quality

31. With regard to Air Quality, the PAR stated that an Air Quality Assessment had to be provided to accord with RBLP policy EN15. This is submitted with the application. The conclusions of the report are that the air quality conditions for future residents of the proposed development would be acceptable with concentrations well below the air quality objectives throughout the site. The overall operational air quality effects of the proposed development are judged to be “not significant”. Consequently further mitigation measures are not considered necessary. It was therefore concluded the proposal would comply with the NPPF and Policy EN15.
32. With regard to noise, the PAR commented that a noise assessment also needed to be submitted as it was considered the application site was a sensitive site close to busy roads. A noise assessment is submitted with this application. The conclusions were that appropriate glazing systems with ventilators and sound insulation to the buildings envelope be undertaken to mitigate the noise from existing road traffic noise sources. It is considered that these mitigation measures could be secured by an appropriately worded condition to a permission.

Trees, Landscaping and Ecology

33. The PAR identified that the existing green infrastructure of the area, including the existing TPOed trees on site play a valuable greening and ecological role, including improving the air quality of the area.
34. With regard to trees, as requested by the PAR, a tree survey, tree constraints plan, Root Protection Area Plan and Arboricultural Impact Assessment is submitted as part of this application. It is considered that that the proposed layout preserves the existing TPOed trees and there is sufficient space around the built form to provide appropriate usable amenity space as well as additional landscaping that would further enhance the overall green infrastructure of the area.

35. As regards ecology, the PAR commented that the site could be used by a number of protected and priority species including badgers, birds, bats, and hedgehogs. Consequently it was requested an to the and ecological assessment comprising an extended Phase 1 H the Habitat and Species Scoping Survey including bat surveys of any buildings and trees to be removed, would need to be submitted with the application.
36. It was also noted by the PAR that development would have to demonstrate a “net gain” in biodiversity to using at the latest DEFRA metric.
37. An ecological assessment is submitted with this application. A further single emergence survey is required to be undertaken. It is hoped this will be undertaken in September as confirmed by the submitted letter from the applicants, subject to the agreement by the Council ecologist.
38. In regard to the biodiversity net gain (BNG), it is noted that the submitted BNG report concluded that the proposal would result in a -4.29% net loss in Habitat Units and so would not meet the 10% statutory requirement. In order to meet the minimum 10% net gain for Habitat Units and satisfy the trading rules, a further 0.56 units of medium Distinctiveness Woodland habitat type (or a higher distinctiveness habitat type) are required. This is not possible on site and so off site compensation will be required, which the applicant is happy to undertake.
39. Consequently it follows that it is considered the proposal would comply with RBLP policies, specifically Policies CC3, CC7, EN12, EN14, EN15, EN18, adopted Tree Strategy (2021) and the Biodiversity Action Plan (2021 BAP).

Sustainability

40. The PAR noted that new development is required to comply with RBLP policy CC2 in relation to having been designed and have site layouts which uses resources efficiently and have due regard to the effects of climate change. Also policies CC3: Adaptation to Climate Change and CC5: Waste minimisation and Storage, also needs to be addressed.
41. The proposed development would be built to the most up to date standards and would incorporate all necessary and appropriate measures to ensure that the development is carried out in the was sustainable way possible.

S106 and Community Infrastructure Levy

42. In respect S106 contributions, it is noted that the PAR considers the scheme would require a financial contribution to enable the equivalent to 20% of the housing to be provided as affordable housing elsewhere in the borough in accordance with Policy H3.

43. However para.65 of the December 2023 National Planning Policy Framework (NPPF), makes clear that the provision of affordable housing should not be sought for residential developments that are not major developments, i.e. 10 or more dwellings, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). As this site is within the built up area of Reading, the affordable housing requirement should not be applied in line with the NPPF.
44. As regard the Community Infrastructure Levy, the applicants intend to accord with this requirement in line with policy and legislation.

CONCLUSION

45. The proposal is to convert and extend the existing building on the site to provide 8 flats and a house (total 9 dwellings) on the site with associated parking, amenity space and other associated development. Following an extensive pre-application consultation, the scheme has been revised to address the issues raised, to the extent that it is considered the revised scheme would comply with relevant national and local planning policies, as well as any supplementary planning guidance. It provide a sustainable form of development that would be in keeping the character and appearance of the area without unduly affecting neighbouring residential amenity.
46. It is hoped the Council agrees and grants planning permission for the development.