

ET Planning

Planning, Design and Access Statement

Client:

Dr Abdulrahman Saadeddin

Springwoods,

The Warren, Caversham, RG4 7TQ

Erection of a two-storey rear extension to include a first floor balcony, extension of the eastern single storey area, a front two storey extension on the existing porch, and an upward extension of the existing western extension as well as alterations to the hard and soft landscaping.

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Appendices

Appendix 1 – Appeal Ref: APP/N1730/D/24/3345579

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a two-storey rear extension measuring 5.26m to include a first floor balcony, extension of the eastern single storey area, a front two storey extension on the existing porch, and an upward extension of the existing western extension as well as alterations to the hard and soft landscaping at Springwoods, The Warren, Caversham, Reading, RG4 7LQ.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and a complete set of architectural drawings prepared by RG Concept, comprising:
- 1:50 Ground and First Floor Plans
 - 1:100 Proposed Ground Floor Plan
 - 1:100 Proposed First Floor Plan
 - 1:100 Landscaping Plan
 - Elevational Plans
 - Section Plans
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site comprises a 5 bedroom, 3 bathroom detached dwelling, to the south side of The Warren, backing onto the River Thames, a protected habitat and a Major Landscape Feature. The dwelling has an existing garage/outbuilding at street level which can accommodate 3 off-road parking spaces.
- 2.2 The ground level drops dramatically behind the garage and only the roof top can be seen from the street level. The property has existing extensions on either side, a single storey extension to the east and a 1.5 storey extension to the west side. There is one TPO tree at the rear of the plot and the site sits within Flood Zone 3.



3. Planning History

- 3.1 920828 - Extension to bedroom and a new dining room - Granted.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use is for a two-storey rear extension measuring 5.26m to include a first floor balcony, extension of the eastern single storey area, a front two storey extension on the existing porch, and an upward extension of the existing western extension as well as alterations to the hard and soft landscaping.
- 4.4 **Layout and Scale:** The proposal looks to create an open plan living area to the ground floor to the rear, with glass offering a view of the River Thames and rooflights allowing for ample daylight and sunlight. To the first-floor rear, a balcony area will span the majority of the width of the dwelling, further enhancing view points across the River Thames.

- 4.5 **Landscaping:** The proposal includes a landscaping plan, whereby the rear garden is separated into four elements, three of which will be laid to lawn, with the area closest to the dwelling comprising a patio area with garden furniture. Each element is to be separated by a line of hedgerow, with access to each area being taken to the north and south.
- 4.6 This arrangement seeks to make the most efficient use of the site whilst working within the level changes across the site.
- 4.7 **Appearance:** The proposal will comprise majority grey brick to the ground floor element, with a light grey render to the first floor and dark grey brick to the roofing as well as vertical strips of aluminium offering a modern appearance and seeking to enhance the current fenestration.
- 4.8 **Access & Parking:** The proposal will not result in any changes to the existing access arrangements whereby a garage/outbuilding at road level can accommodate 3 off road parking spaces.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that *"Local planning authorities should approach decision on proposed development in a positive and creative way"* and *"at every level should seek to approve applications for sustainable development where possible"*. Paragraph 123 of the NPPF comments that planning should *"make effective use of land"* in *"meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions"*.
- 5.3 Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*, whilst paragraph 139 states that significant weight should be given to *"outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*
- 5.5 The National Design Guide builds on the above, and clarifies that *"well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing*

needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan comprises the following documents:

- Reading Borough Local Plan (2019)

5.7 The application site falls within the Settlement Boundary where there is a presumption in favour of sustainable development. Pre-application advice given under ref: 240504 states that the proposal would result in a dwelling of contemporary appearance, and there are no objections to this in principle.

5.8 **Character and Appearance of the Area:** The Warren comprises a row of dwellings backing onto the River Thames of a mixed character typically set in spacious plots with large rear gardens. Dwellings along The Warren have a great variation in scale, design and fenestration, with more modern looking properties comprising a grey and white rendering such as nos. 137 and 139 to the north west, and more traditional style red brick dwellings such as Leighton Hall to the south east. Given this, the proposal presents an opportunity to bring a new modern lease of life to one of the more outdated dwellings along The Warren, being sympathetic to both its immediate neighbours as well as the wider street scene.

5.9 Policy CC7 states that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:

- Layout: urban structure and urban grain;
- Landscape;
- Scale: height and massing; and
- Architectural detail and materials

5.10 Whilst it is understood from the pre-application advice that the proposed extensions would 'appear bulky with little articulation', it is considered that dwellings within the streetscape benefit from large plot sizes as well as being separated by boundary features and distance.

5.11 As such, the proposal has been designed in such a way as to not be unacceptably out of keeping or appear unduly disproportionate in the context of its plot or with respect to neighbouring dwellings. Although the dwelling would appear larger than its immediate neighbours, the proposal would reflect the style and scale of other dwellings within the area, including notably larger and more modern dwellings such as 137 and 139 The Warren, something which was found to be acceptable in recent appeal ref: APP/N1730/D/24/3345579 (**Appendix 1**).

5.12 By way of conclusion, the proposal is shown to improve the character and appearance of the property, overriding any outstanding concern with regards to the bulkiness of the extensions. For this reason, the proposal is found to be in accordance with Policy CC7.

5.13 **Character and Appearance of the Major Landscape Feature Area:** The site is identified as falling within a Major Landscape Feature (MLF) Area given its proximity to the River Thames. Policy EN11 states that Reading's waterspaces will be protected and enhanced and states that there will be no impact on the functions and setting of any watercourse and its associated character.

- 5.14 The proposal seeks to enhance existing landscaping through a landscaping scheme to the rear garden in the closest proximity to the watercourse, it is considered that this will have no significant impacts upon the character or function of the River Thames and as such is in accordance with Policy EN11.
- 5.15 Policy EN13 states that planning permission will not be granted for any development that would detract from the character and appearance of an MLF. As stated in paragraph 5.9 above, the scheme has been designed sensitively to respect the distinct character of the River Thames and retains access from the rear garden to the waterfront.
- 5.16 **Residential Amenity:** Policy CC8 states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of:
- Privacy and overlooking;
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of a development
 - Harm to outlook;
 - Noise and disturbance
 - Artificial lighting
- 5.17 The proposal has been designed to afford maximum daylight and sunlight to future occupants through the use of glass throughout the property as well as the proposed balcony extension to the rear, affording views over the River Thames. Whilst it is acknowledged through the pre-application that this could give rise to concerns in relation to the perception of overlooking, it is considered that this

would not occur in reality, given the projection of the balcony when considered within the context of the proposed landscaping and the siting of neighbouring dwellings.

- 5.18 The site as existing benefits from mature boundary treatment as shown in Figure 1, offering screening from neighbouring dwellings protecting both the host dwelling and neighbouring dwellings from any potential overlooking or privacy concerns. The landscaping scheme proposes to retain all existing boundary treatments as has been demonstrated by the Arboricultural Impact Assessment.



Photographic plate showing the rear garden boundary. (ROAVR, 2024)

Figure 1 – Photograph showing mature boundary screening as taken from the Arboricultural Impact Assessment

- 5.19 The proposal is therefore found to be in accordance with Policy CC8, having minimal impacts upon the residential amenity of neighbouring occupants, and affording ample amenity space to future occupants.
- 5.20 **Trees and Landscaping:** The site comprises a number of trees, including one TPO tree. Impacts to trees are assessed in detail

throughout the Arboricultural Impact Assessment and accompanying Tree Constraints Plan. The site comprises a combination of trees falling within Category B and C, whereby the trees have a moderate quality with a life expectancy of 20 years or a low quality with an estimated life expectancy of 10 years respectively.

- 5.21 **Transport and Parking:** The proposal will maintain existing access and parking arrangements, offering 3 parking spaces in excess of the parking standards as set out in the Revised Parking Standards and Design SPD.
- 5.22 **Ecology:** A Preliminary Ecological Appraisal is submitted alongside this application. The appraisal demonstrates that the proposals are unlikely to have any significant ecological impacts. Furthermore, whilst the proposal is not required to demonstrate Biodiversity Net Gain, the proposal presents an opportunity to improve the current situation by providing new opportunities for wildlife on site through the proposed landscaping plan.
- 5.23 Additional biodiversity measures can be secured by condition, allowing the proposal to accord with Policy EN12: Biodiversity and the Green Network.
- 5.24 **Cycle Provision:** The proposal does not seek to alter the existing provision for cycle parking.
- 5.25 **Refuse Provision:** The proposal does not seek to alter the existing refuse storage area.
- 5.26 **Drainage and SuDS:** The site falls within Flood Zones 2 and 3, it is not considered that any additional Drainage measures are required to be demonstrated.
- 5.27 **Contamination:** The site is not known to fall within a contaminated land area.

- 5.28 **Archaeology:** The site is not located in area of known Archaeological significance.
- 5.29 **Community Infrastructure Levy:** Reading Borough Council adopted a CIL Charging in 2015, CIL will be chargeable at a rate of £120/m². The relevant CIL forms have been submitted alongside the application.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would create a more attractive dwelling through the provision of extensions without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

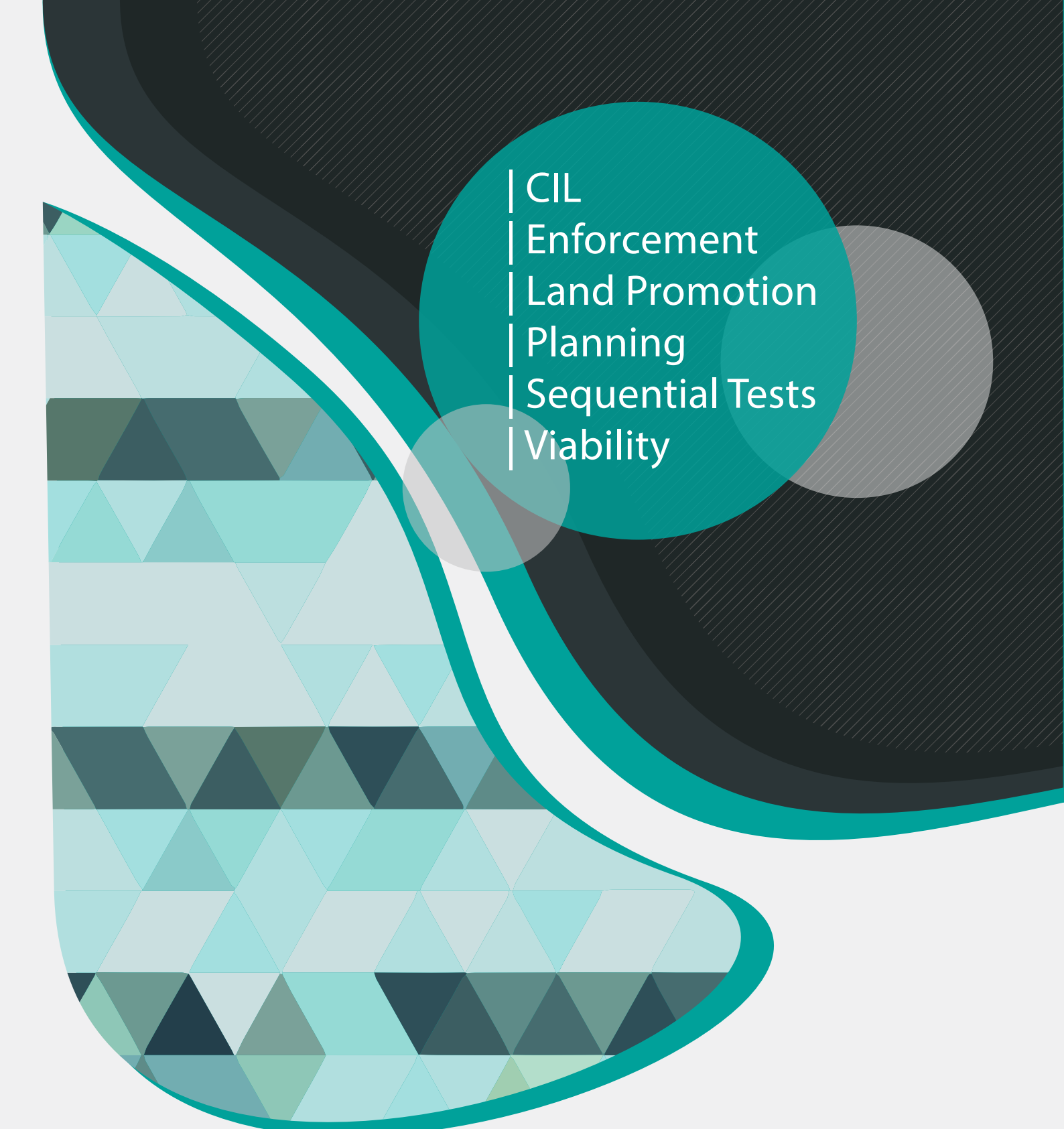


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