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**PLANNING, DESIGN AND ACCESS STATEMENT TO ACCOMPANY
PLANNING APPLICATION FOR THE CONVERSION OF THE PROPERTY TO A 5
BEDROOM HOUSE AT 11 GLEBE ROAD, READING, RG2 7AG**

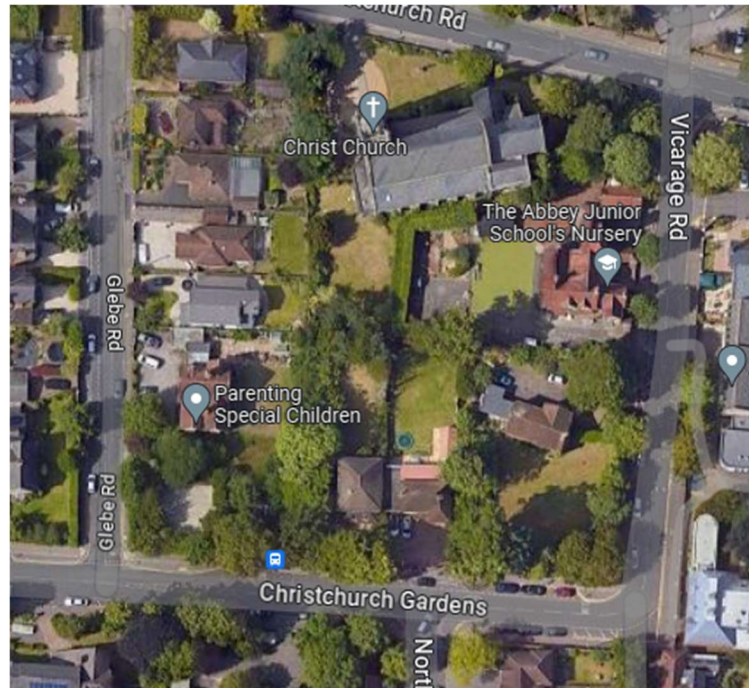
INTRODUCTION

1. This application is for the conversion of 11 Glebe Road from a redundant school and one bedroom studio flat to a 5 bedroom, family dwelling.
2. The following documents are submitted with this application:
 - Location Plan – P.M.2.000 - 2296 – Rev B
 - Existing Site Plan – P.M.100 – 2296 – Rev B
 - Existing Ground Floor Plan – P.M.2.200 – 2296 – Rev B
 - Existing First and Second Floor Plans – P.M.2.201 – Rev B
 - Existing Front and Side Elevations – P.M.2.300 – 2296 – Rev B
 - Existing Rear and Side Elevations – P.M.2.301 – 2296 - Rev B
 - Proposed Site Plan – P.M.2.400 – 2296 – Rev C
 - Proposed Ground Floor Plan – P.M.2.500 – 2296 – Rev C
 - Proposed First and Second Floor Plans – P.M.2.501 – 2296 – Rev C
 - Proposed Front and Side Elevation – P.M.2.600 – 2296 – Rev C
 - Proposed Rear and Side Elevation – P.M.2.601 – 2296 – Rev C
 - Letter from Arcade - dated 16/08/2024
 - Biodiversity Metric Assessment
 - Biodiversity Calculation Tool
 - This PDA Statement

SITE DESCRIPTION

3. 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.

4. The property was 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

5. 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.

MAIN PLANNING ISSUES

6. It is considered the following main issues arise from the application:

- Principle
- Design and Character
- Amenity
- Access/Transport/ Parking
- S106 and Community Infrastructure Levy

7. 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

8. 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).
9. 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.
10. 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.
11. It should also be noted that there is no lawful use of the property as a school. Consequently it is considered that there should be no objection in principle to residential redevelopment.

Design and Character

12. The NPPF and RBLP policies CC7 and H11 are part of the 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.
13. The proposal is to convert the existing property. There is no external alterations proposed so there should be no impact on the building itself or the character and appearance of the area.

Amenity

14. It is also considered the current layout provides adequate space that accords with nationally described standards for the type of dwelling proposed. There is also ample garden area to provide for future occupiers. There would be no harm to the amenity of adjacent occupiers.
15. 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

16. The proposed scheme also shows 3 off street parking spaces, including a garage. An electric charging point will also be provided within the garage and could be secured by condition. The existing access point to Glebe Road would be retained and used.
17. It should also be noted that the site is well served by public transport and is located on a very frequent bus service route.
18. Consequently it is considered the development would comply with RLBP policies TR1, TR4 and TR5 as regards matters of access, transport and parking.

S106 and Community Infrastructure Levy

19. In respect S106 contributions, the existing property has a 1 bed Apartment studio so already has a residential use. Also as mentioned, the lawful use of the property is for residential use as confirmed by planning permission 08/01447/FUL. Consequently it is not considered that the proposal would generate a need for an affordable housing contribution or other S106 contributions.
20. As regard the Community Infrastructure Levy (CIL), no new floorspace is being created by the proposal so should it not attract a CIL.

CONCLUSION

21. The proposal is to convert the existing property to a 5 bedroom house. In principle, this should be acceptable as the previous school use has left the property to other premises in the Reading area whilst the actual lawful use is a residential use. The proposal would utilise an existing building as a family home that would provide a good standard of accommodation without having a harmful impact on the building itself, the character of the area or neighbouring amenity.
22. It is hoped the Council agrees and grants planning permission for the development.