

pitch. ref: 23040/3_1/PAHS



PLANNING & AFFORDABLE HOUSING STATEMENT

PROJECT – 194 WAVERLEY ROAD, READING, RG30 2QG.
DESCRIPTION – PROPOSED NEW DWELLING.



BACKGROUND & PREAMBLE

The site at 194 Waverley Road, Reading is an existing detached building in a built-up urban area.

The building tenure along Waverley Road is predominately residential with a few commercial uses. The site location is shown on the aerial image below >



Fig 1 > Site Location shown (Red)

(Source: Google Maps)

The site is located in a highly accessible and sustainable location with excellent access to the wide range of services and facilities in the town centre where substantial weight should be given to the use of such brownfield sites.

The variation in the design, scale and overall appearance off the buildings in Waverley Road is evident from the images below >



Fig 2 > View of 194 Waverley Road

The existing building, (Fig 2 on the left hand side above), is a pebble dashed building with timber gable detailing and a concrete inter locking roof.



Fig 3 > View of existing garage to the rear of 194 Waverley Road

The existing garage, (Fig 3 on the right hand side above), is a rendered building and a concrete inter locking roof.



Fig 4 > View south along Waverley Road)
(Source: Google Maps)

You can see the tree lined road - the building form is traditional utilising brick and pebble dash.



Fig 5 > View east along Waverley Road)
(Source: Google Maps)

The building typology continues – with some new build in-fill construction (Fig 5 on the right hand side above).

PROPOSALS

The application proposes to construct a new detached dwelling replacing an existing detached garage.

The proposal would comprise of the following >

- At ground floor level, an entrance hall, downstairs WC, a lounge and an open plan kitchen diner.
- At first floor level, 2 bedrooms, an ensuite and a family bathroom.

To the front, there would be vehicular access (utilising the existing dropped kerb), off road parking, refuse storage and access to the rear garden area.

To the rear, a new close board fence would split the existing site (to create the application site). There would be a small patio area and turfed garden.

PLANNING HISTORY

The application building has no planning history relating to it (according to RBC Online Planning search).

PLANNING POLICY

Pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant development plan for the area is comprised of the Reading Borough Local Plan (Adopted November 2019). The relevant policies are listed below >

- Policy CC1 – Presumption in Favour of Sustainable Development
- Policy CC2 – Sustainable Design and Construction
- Policy CC3 – Adaptation to Climate Change
- Policy CC5 – Waste Minimisation and Storage
- Policy CC6 – Accessibility and the Intensity of Development
- Policy CC7 – Design and the Public Realm
- Policy CC8 – Safeguarding Amenity
- Policy CC9 – Securing Infrastructure
- Policy EN9 – Provision of Open Space
- Policy EN12 – Biodiversity and the Green Network
- Policy EN14 – Trees, Hedges and Woodlands
- Policy H1 – Provision of Housing
- Policy H2 – Density and Mix
- Policy H3 – Affordable Housing
- Policy H5 – Standards for New Housing
- Policy H8 – Residential Conversions
- Policy H10 – Private and Communal Outdoor Space
- Policy TR1 – Achieving the Transport Strategy
- Policy TR3 – Access, Traffic and Highway-Related Matters
- Policy TR4 – Cycle Routes and Facilities
- Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging

PLANNING ANALYSIS

Principle of Development

The site, as shown below, is an unconstrained site within a highly accessible and sustainable location.

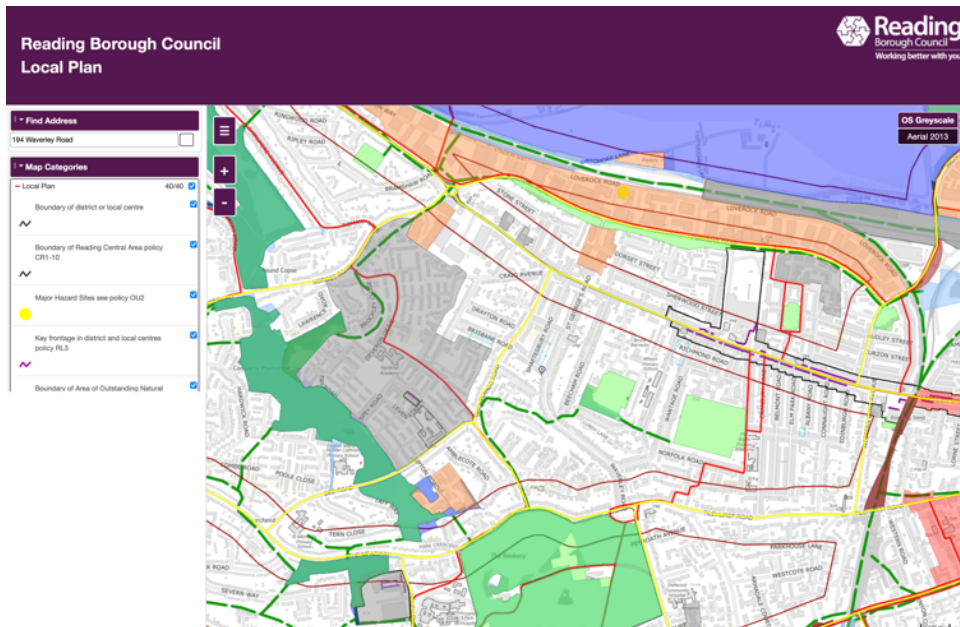


Fig 6 > Proposals Extract Map (wide view)

Above (shown Fig 6) you can see to close proximity of Reading West Railway station, bus links and main cycle route.

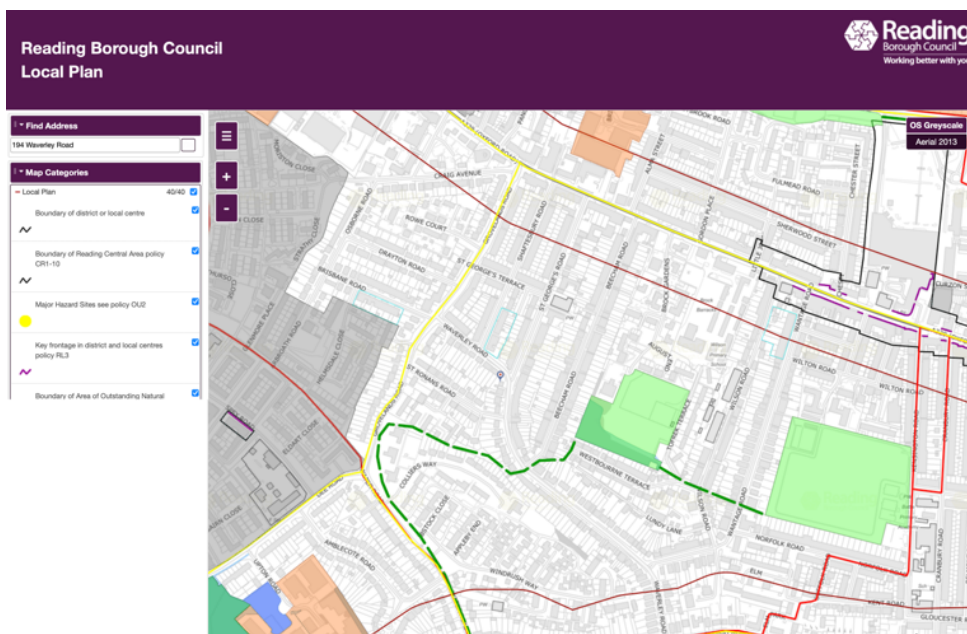


Fig 7 > Proposals Extract Map (closer view)

The site (shown Fig 7 above) shows a closer zoomed in view.

Policy CC1 of the new Local Plan states that the Council will take a positive approach to the consideration of development proposals that reflect the presumption in favour of sustainable development as set out in the NPPF.

Moreover, Policy CC1 clearly states that the Council will work proactively with applicants to find solutions to which means proposals can be approved wherever possible. Policy H1 of the Local Plan states that at least an additional 15,847 homes will be delivered in Reading during the period 2013 to 2036. Paragraph 118(c) within Section 11 of the NPPF also makes it clear that 'substantial weight' will be given to the value of using brownfield land within sustainable locations.

DESIGN & CHARACTER

Policy CC7 of the Local Plan ensures all development must be of a high design quality that maintains and enhances the character and appearance of the area with reference to layout, urban grain, landscape, density and mix, scale, height and massing and architectural details and materials.

The existing building is a traditional masonry brick built building with painted pebbledash, attractive yet simple architectural design similar to the adjacent terrace and semi detached units.

The proposal represents a well-designed scheme that will facilitate the most efficient use of the space on site whilst maintaining and enhancing the varied character and appearance of Waverley Road.

The application proposal therefore represents a well-designed scheme that will respect the variation in built form and the underlying varied character and appearance of Waverley Road. The scheme therefore fully accords with Policy CC7 of the new Local Plan.

RESIDENTIAL AMENITY

Policy CC8 of the Local Plan ensures that new development does not have an unacceptable impact on the amenity of existing residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects, outlook, and other impacts including noise dust and vibrations.

In terms of the amenity of future residents, one of the overarching aims of the Housing Section of the Local Plan ensures that the proposed houses provide future occupants with sufficient levels of amenity. The new dwelling will accord the nationally prescribed internal space standards.

Furthermore, to the rear there will be a shared communal area of open space. It is evident that each occupant will have good levels of communal space that will facilitate such residential activities such as sitting out and clothes drying.

Such levels of internal and outdoor amenity space together with the sites proximity to Reading town centre will ensure future occupants have a high standard of amenity thereby contributing significantly to the social role of the planning system.

HIGHWAYS & TRANSPORT

The site is located in the western edge of the town centre

The site is less than 2 miles from Reading West train station and is also served with numerous bus stops. There is a main cycle route running from Prospect park to the town centre running along Tilehurst Road.

The site is therefore in a highly accessible and sustainable location where the overarching aims and objectives of both Local Policy and national guidance is to encourage sustainable modes of non-car based travel. The scheme looks to provide off street parking spaces via the existing garages access. The scheme makes provision for bicycle storage spaces exceeding the Council's bicycle parking standards of 0.5 space per 1 and 2 bedroom units.

It is considered therefore that due to the highly accessible and sustainable location together with good levels of bicycle parking; there cannot be said to be a detrimental impact on highway safety. In addition, future residents will have real choice about driving and non-car based travel further contributing to the overall objective of sustainable development.

The proposal therefore fully accords with the overarching aims and objectives of the Highways and Transport Sections of the Local Plan.

AFFORDABLE HOUSING & CIL

Policy H3 of the Local Plan seeks, on schemes of between 1 and 4 residential units, a financial contribution that would equate to a 10% of the housing provided to be affordable.

The applicant is willing to agree to the necessary off-site contribution thereby ensuring the proposal contributes towards affordable housing; subject to a reasoned and justified contribution being sought during the course of the application.

The proposal, in accordance with the Council's adopted CIL Charging Schedule would not be liable to a CIL charge for the increase in floor area as the proposals are only 83.4 m².

HISTORIC ENVIRONMENT

The application building is not located adjacent to any Listed Building, Scheduled Ancient Monument or Conservation Area and as such there would be no direct impact upon any heritage asset.

NATURAL ENVIRONMENT

Policy EN12 of the Local Plan ensures that all new proposals would not result in a net loss of biodiversity and geodiversity. The application seeks permission for the conversion of and extension to a building that is in a derelict state.

The external areas are to be re-landscaped. The scheme would entail new areas of screen planting that could, through the use of appropriate native species seeds, ensure an enhancement to the site's biodiversity value. Such enhancements and any other ecological matters could be adequately addressed by way of an appropriate condition.

In terms of Flood Risk and Drainage, the site is within Flood Zone 1. The formation of small patio areas are unlikely to have an impact to flood risk or drainage associated with the proposal. As with ecology, any necessary drainage works can be adequately addressed through the imposition of an appropriate condition.

Lastly, the proposed new dwelling will be built in accordance with modern building regulations providing excellent building's energy usage.

CONCLUSIONS & PLANNING BALANCE

The application seeks permission for a new dwelling at 194 Waverley Road to provide 1 x 2 bedroom house.

In addition, the proposal would make a contribution towards boosting the supply of houses with the Local Plan ensuring 'at least' an additional 15,847 dwellings are to be provided over the plan period. The supply of housing is a significant benefit in its own right.

Furthermore, the provision of well-designed housing with good levels of indoor and outdoor amenity space in such a highly accessible location is a further significant social benefit. The proposal will also make a contribution towards affordable housing pursuant to Policy H3 of the Local Plan, again representing a benefit of significant weight.

Lastly, the proposal can bring about a biodiversity enhancement. The site's limited to negligible biodiversity and ecological value can be enhanced through the use of appropriate planting in the open areas thereby resulting in an environmental benefit. Furthermore, the re-use of unconstrained brownfield land is a significant benefit in its own right as well.

The proposal therefore represents a sustainable form of development that, in accordance with the presumption in favour of sustainable development, should be granted planning permission on its merits.