

PLANNING AND HERITAGE STATEMENT

SELF-BUILD ERECTION OF A SINGLE
DWELLINGHOUSE, WITH ASSOCIATED
ACCESS, PARKING AND LANDSCAPING,
INCLUDING THE RELOCATION OF A
BOUNDARY WALL AND THE REMOVAL
OF A BUNKER STRUCTURE

LAND ADJACENT TO 43 UPPER
REDLANDS ROAD, READING
RG1 5JE

Prepared by:

Woolf Bond Planning Ltd.

Applicant:

Mr Saood

WBP REF: 9021

April 2025



Woolf Bond Planning
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- 1 – Valuation letters
- 2 – Self-build evidence

1. INTRODUCTION

1.1. This Statement has been prepared by Woolf Bond Planning Ltd. in support of a detailed planning application for a new dwelling at land adjacent to 43 Upper Redlands Road, Reading.

1.2. The proposed development is described as

“Self-build erection of a single dwellinghouse, with associated access, parking and landscaping, including the relocation of a boundary wall and removal of a bunker structure.”

1.3. A comprehensive suite of technical work has been undertaken, with the following reports underpinning and informing this submission:

- Completed Application Form
- Full pack of architectural drawings
- This Planning and Heritage Statement
- Design & Access Statement
- Ecological Report & BNG Metric
- Tree report and plans.

1.4. This application has been informed by a detailed and collaborative pre-application process with the LPA (LPA Ref: 24/1584/PREAPP). The advice received has influenced the final scheme design (as submitted) to provide a self-build home for the Applicant’s family.

1.5. The site, surroundings and its context are summarised in Section 2. Section 3 details the planning history. The pre-application submissions and response is set out in Section 4. Section 5 describes the application proposals. Section 6 sets out the relevant planning policy and the application’s response. Section 7 is a self-build statement. Additional information requested as part of the pre-application response is included in section 8, and the submission is summarised in section 9.

2. SITE DESCRIPTION & CONSTRAINTS

Site Description

- 2.1. The application site falls within Reading Borough and is within the urban area. It is situated to the south-east of the town centre, near to the Royal Berkshire Hospital and Reading University campus.
- 2.2. The site comprises an undeveloped area of land which measures approx. 0.13ha and comprises land set behind a brick boundary wall, fronting onto the south side of Upper Redlands Road. Pedestrian access is gained through an existing gateway. The site is partly cleared towards the frontage, with the remainder comprising grassed areas and existing trees of varying sizes and quality. There are the remnants of an air-raid shelter towards the rear of the site which has caused uneven ground levels and compromised tree health. The site is within a Green Link.
- 2.3. The site has not been previously developed, however it does benefit from an extant planning permission for a new modern-design 2.5 storey house (LPA Ref: 210308, granted 10.12.2021). This was obtained under previous ownership of the site. Conditions have been discharged and a lawful start on site made. For a number of reasons, both practical and cost related, the design of that house is not suitable for the Saood family, which has led to this application for an alternative design.
- 2.4. The site is located in a sustainable location within the developed urban area of Reading, close to both the town centre and University. It is set within an established residential area, with both old patterns of development as well as more recent infills (Wellswood Gardens). Buildings are typically detached and of 2 – 3 storey's in height. Further analysis of the site context and prevailing patterns of development are contained within the Design & Access Statement.



Figure 1 – Google Maps aerial view of the site & surroundings. Red boundary is approximate.

- 2.5. In terms of the planning policy context, the site is located within the Reading urban area boundary. Together with the planning history, there is support in principle for the development of the site for a new residential dwelling. Any such development is required to have regard at the Local Plan level to the relevant development management policies for detailed consideration, including design, character, density, housing mix, affordable housing, access/highways, parking provision, trees and ecology. Such matters are considered further below.

Site Constraints

- 2.6. The site itself contains no existing buildings. It does however include an old wall centrally through the suite from front to back, and the wall fronting Upper Redlands Road. It also has a former air raid shelter structure towards the rear of the site.
- 2.7. The site is within both the Redlands Conservation Area and the setting of Grade II listed Wantage Hall, located on the opposite side of Upper Redlands Road. Walled gardens are a feature of the locality, and this is acknowledged and supported in the proposals.



The Application Site (red lined) within the Redlands Conservation Area (light purple) facing the Grade II Listed Wantage Hall (red star)

Figure 2 – Conservation Area map showing the site location and historical context

- 2.8. The site contains a number of existing trees, mainly located towards the rear of the site and along the site boundary. A full survey of the trees on site is included with this submission, together with a plan indicating the proposed tree removals, and a landscape strategy for re-planting.
- 2.9. According to the Environment Agency Flood Risk Map, the site is entirely within flood zone 1. It is also identified as being at low risk for surface water flooding. There are therefore no flood risk constraints to the proposed development. The site area is also below 1ha, so a Flood Risk Assessment is not required.

3. PLANNING HISTORY

- 3.1. The site has planning history which forms relevant the context for this proposal. This is distinguished into 'older' planning history which occurred prior to the applicant's acquisition of the site, and applications which have been submitted under their ownership.

Planning history prior to applicant ownership

45 Upper Redlands Road, Reading RG1 5JE

LPA Ref 182214, refused 05.08.19

Appeal Ref: APP/E0345/W/19/3237840, dismissed 07.05.20

The development proposed is planning application for erection of 4 dwellinghouses and accesses with associated landscaping and parking.

- 3.2. A wider site area than that included in this application was part of an application and subsequent appeal for development of 4 new homes. This was dismissed on character grounds with regards to the site's setting in the conservation area, surrounding pattern and form of development, and impact on heritage assets.
- 3.3. Following the dismissed appeal, a reduced site area was drawn for a single dwellinghouse. An application followed.

LPA Ref: 210308

Planning permission for new house granted 12.20.21



Figure 3 – CGI image of approved dwelling

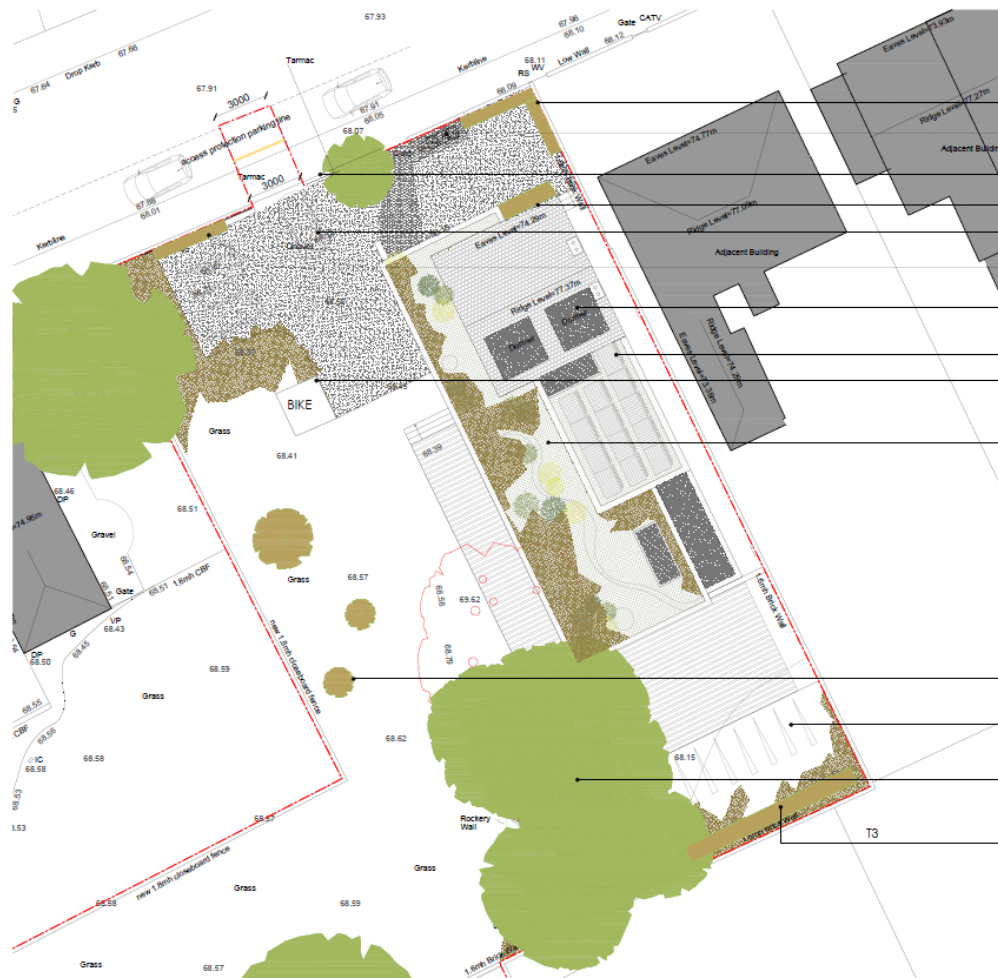


Figure 4 – Approved site plan

- 3.4. This application was prepared and submitted by the previous owner of the site. The current owner has taken steps to implement the permission in so far as the conditions were discharged and the footings have been dug.
- 3.5. Whilst the planning permission is technically live, the applicant does not intend to continue to implement the permission. Instead, if granted this proposed application would be implemented in place of this extant permission for development on the site. However, it does form a relevant fallback position to which significant weight must be attached (consistent with case law).

Case Law Relating to a Fallback Position

- 3.6. A fallback position comprises an alternative course of action that may be taken if an original plan fails. The following points arise from the case law:

-
- Whether there is a real prospect is matter of planning judgment, but a 'real prospect' is one that is more than 'a mere legal or theoretical entitlement' (R (Ahern) Secretary of State for the Environment and Havering BC [1998] Env. L. R 189 at [196]); and
 - For a prospect to be a 'real prospect', it does not 'need to be probable or likely: a possibility will suffice' (Samuel Smith Old Brewery (Tadcaster) v SSCLG [2009] EWCA Civ 333 per Sullivan J at [21]).
- 3.7. The approved and implemented scheme forms a recognised fallback position. For the reasons detailed throughout this statement, the proposed scheme offers a proposal that complies with the development plan.

Planning history with current site owner/applicant

- 3.8. Upon acquisition of the site, the current applicant prepared and submitted two applications in succession for redevelopment of the site with a dwelling of their style and specification. Both of these applications were refused. This led to the re-consideration of the approach to designing a new dwelling on the site, taking into account the reasons for refusal on the recent applications.
- 3.9. The two recent refused applications for a new dwelling on the site set out reasons for refusal which have been reviewed and addressed as part of this new design dwelling submission.

LPA ref: 231288

Planning permission for a new house refused 03.11.2023

- 3.10. The first application included a garage, with the description of development

"The proposal is to construct a two storey L shaped hipped roof dwelling adjacent to the eastern boundary in a similar location to the approved scheme under reference 210308."



Figure 5 – Extracts from drawings from refused scheme 231288

LPA ref: 240279

Revised application for a new dwelling without the garage, refused 31.05.24

- 3.11. The most recently refused application was for the “*Erection of a single detached dwellinghouse with associated access, parking and landscaping*”.



Figure 6 – Extracts from drawings from refused scheme 240279

- 3.12. The applications were refused on the basis that the simplistic pastiche approach to design was not appropriate given the heritage context, and the spread of the development across the site did not appreciate and conserve the historic pattern of development and spacing to the corner plot.

3.13. In addition to the design approach, the reasons for refusal refer to lack of technical detail in the following areas;

- Impact on trees and replacement planting plan
- Biodiversity impact
- Affordable Housing contribution

Tree Works Notice

LPA Ref: PL/25/0378, permission given 09.04.25

3.14. Notice was given under S211 to the tree team at the Council of the intention to remove a number of trees on site ahead of the submission of this planning application. We worked collaboratively with the tree officer to detail why the trees were proposed for removal.

3.15. Permission was given for the removal of 26 trees (ash and sycamore, identified on Tree Protection Plan PL/24/1584) above the bunker structure. This permission is appended for reference.

3.16. The trees have subsequently been removed.

4. PRE-APPLICATION SUBMISSION

- 4.1. A detailed pre-application submission was made on 26.11.24 (LPA Ref: 24/1584/PREAPP). The re-designed scheme sought to address the issues in the previous planning application refusal, and respond more coherently to the site context. The siting and footprint of the dwelling was similar to that approved in 2021, with care taken that the built form did not extend past the historic central wall boundary, thus retaining the character of spacing to the corner plot no. 45 Upper Redlands Road that has been deemed important in heritage terms.
- 4.2. In order to meet applicant aspirations, and to be reflective of the character of other dwellings in the vicinity, the decision was made to 'turn' the dwelling, such that a side elevation is presented to the Upper Redlands Road frontage, and the wider front elevation is set within the site, facing westwards. The principle of creating an opening in the front boundary wall for vehicular access was accepted under the extant permission. The decision to orientate the dwelling sideways creates a grander appearance upon approaching the dwelling, as its full width (in depth in the plot) can be appreciated. This is another feature which has been identified as characteristic of the conservation area – the grand dwellings and their generous plots.

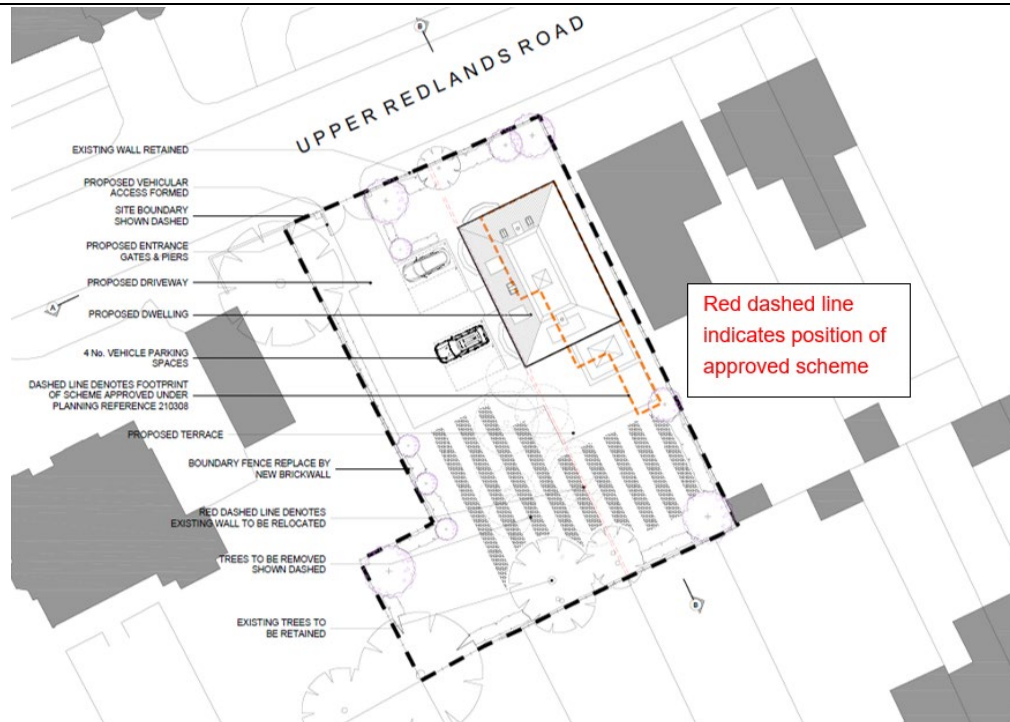


Figure 7 - Extract from Proposed Information Plan, drawing no. 24-J4673-100

- 4.3. The proposed dwelling house was designed to respond to the character of the street, and also the details in the previous reasons for refusal and officer's reports. Whilst the client has purchased the site as a whole, it is clear from historical mapping that the site was once intended as two plots. The Council's previous Conservation Officer was keen to see a gap retained to no. 45 Upper Redlands Road. As such care has been taken to ensure that the proposed line of built development comes up to and no further than the central boundary line. The house is situated on a similar footprint to that previously approved, and extends rearwards into the site.
- 4.4. In order to fulfil client aspirations and create suitable internal living space, the design approach has been to site the house at 90 degrees to the road. This presents a side elevation to the road frontage, albeit obscured by the existing frontage wall which is to be retained in front of the house. The wall is proposed to be opened up on the western side, allowing vehicular access to a driveway with parking space sufficient for 4 cars. The house faces westwards, such that the front elevation will be visible from the driveway and by passers by along Upper Redlands Road. This layout is not uncommon in the area; with nos. 37

and 45 Upper Redlands Road also having a side elevation to the road/street scene.

- 4.5. Through the inclusion of a bay window on the elevation fronting Upper Redlands Road, and other elevational details, the proposed dwelling will still present an interesting and articulated elevation to the streetscene. The chosen colour and materials will ensure that the new dwelling will fit in with the streetscene on this side of Upper Redlands Road, and not compete with the red brick form of Wantage Hall opposite.

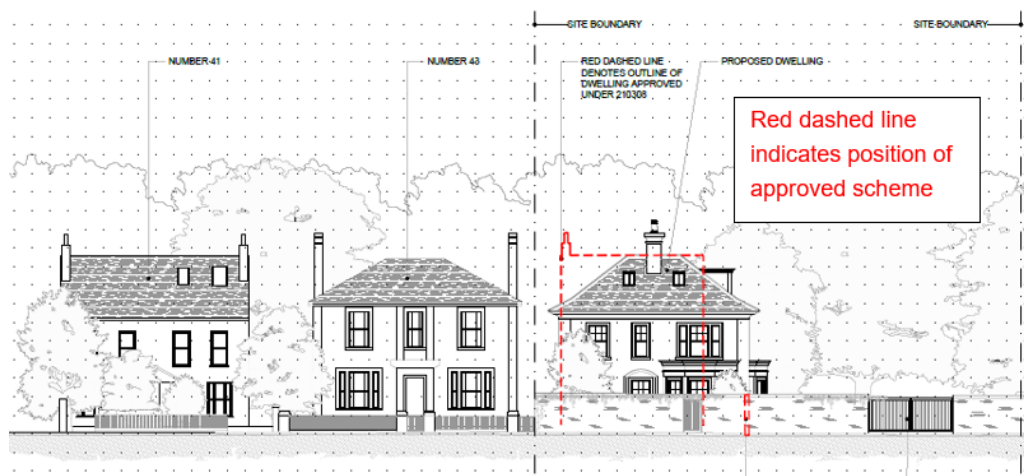


Figure 8 – Extract from Proposed Section & Street Scene, drawing no. 24-J4673-103

LPA response

- 4.6. Whilst the principle of the scale, siting and height of the proposed dwelling was supported, there was concern from the Council's conservation officer that the traditional design approach was attempting to compete with the historic buildings in the streetscene.
- 4.7. Following a productive meeting with the planning officer on 28th January 2025, a revised submission was made on 10th February 2025. These included modern interpretations of the transitional design features, which were received positively by the planning and conservation officers.



Figure 9 – A selection of the design options presented in the revised submission, including examples of local materials and design features

- 4.8. The feedback received subsequent to the revised pre-application proposals has enabled preparation of this detailed application with confidence that the proposals are supported by the planning and conservation officers.
- 4.9. This statement includes requested additional information to provide a comprehensive planning application for a new dwelling on the site.

5. DEVELOPMENT PROPOSED

- 5.1. Detailed architectural drawings have been prepared by Ascot Design and are accompanied by a Design & Access Statement which sets out the relevant considerations and design details of the proposal.
- 5.2. The application proposes removal of the redundant wartime bunker (following removal of the trees above, which has already taken place), followed by levelling of the site and construction of a bespoke designed 4 bedroom detached 2.5 storey house.



Figure 10 – Extract from Proposed Elevations (drawing no. 24-J4673-03-001)

- 5.3. The house has been designed with a modern aesthetic, using clean lines and well-proportioned windows in a symmetrical arrangement with a centrally located front door. Care has been taken to articulate the street frontage, which is a side elevation, including a squared off bay window.
- 5.4. The use of white painted render and grey brick finish has been agreed with the Council's conservation officer, and reflects the materials found locally.

- 5.5. The proposed dwelling has been sited close to the shared boundary with no. 3 Upper Redlands Road, respecting the 'plot line' demarcated by the old brick wall through the centre of the site. This is proposed to be retained and relocated to the southern site boundary for retention of the historic nature. The dwelling is somewhat elongated, respecting the shape of the site, and reflecting the footprint of the neighbouring dwelling. A single storey element is included at the rear, which will have a glass roof.



Figure 11 – Extract from Coloured Site Plan (drawing no. 24-J4673-01-003)

- 5.6. Access will be via the previously approved point of access through the wall fronting Upper Redlands Road, providing a set back gated access to a driveway with 2 no. car parking spaces, and a secure cycle shed for 4 no. bicycles. Note the access provided includes specification of 5m set back from edge of carriageway and 3m wide access gates with access protection markers in response to comments made at the pre-application stage.

- 5.7. The gates have been designed within the application drawings to include a cross and diamond pattern, reflecting designs found in the historic buildings in the locality.
- 5.8. Bin storage has been situated to the rear of the western gate pier, and bins can be moved to the kerbside on refuse collection day.
- 5.9. Pedestrian access to the site is to be retained through the existing gate.
- 5.10. A comprehensive landscaping scheme has been prepared by AVD Environmental for the application, which also includes replacement tree planting, and biodiversity enhancement measures.

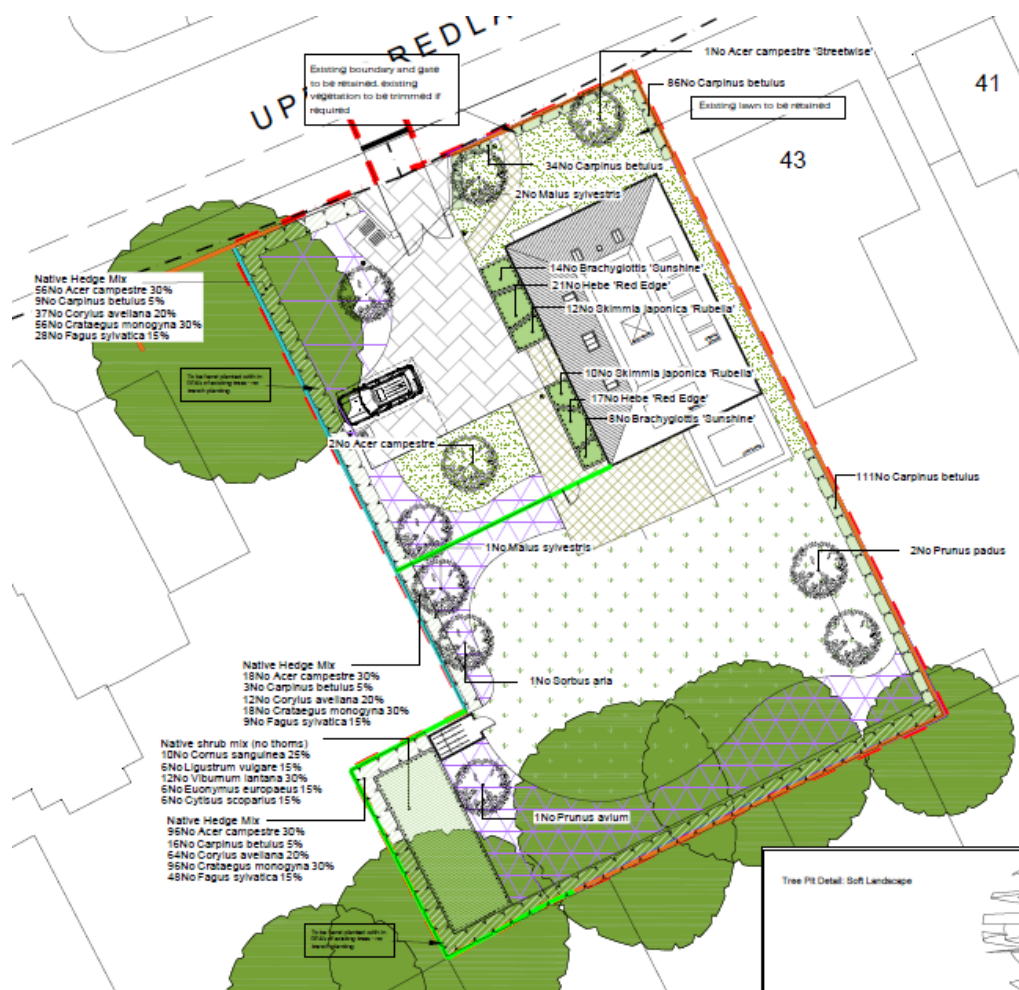


Figure 12 – Extract from Landscape Proposals (drawing no. PR124678-11C)

- 5.11. Whilst many options were explored with the ambition of reaching ‘no net loss’ in terms of the biodiversity metric, given the baseline undeveloped nature of the

site and the number of self-seeded sapling trees present, it has not been possible to achieve a no net loss position on the site. The application is willing to secure off-site BNG credits as required to mitigate the loss as needed.

Additional Information

- 5.12. The detailed pre-application response from the Council (LPA Ref: 24/15841911/PREAPP, dated 4th March 2025) included a number of areas of additional information to be supplied at the application stage. This section provides an overview of the additional information requested.

Impact on neighbouring property at no. 43 Upper Redlands Road

- 5.13. Page 5 of the pre-application response requested confirmation that there would be no breach of the 45 degree line to the nearest habitable room. This line is shown on Proposed Information Plan (drawing no. 24-J4673-01-002, extract below) which clearly shows that the line is not breached by any part of the proposed new dwelling.

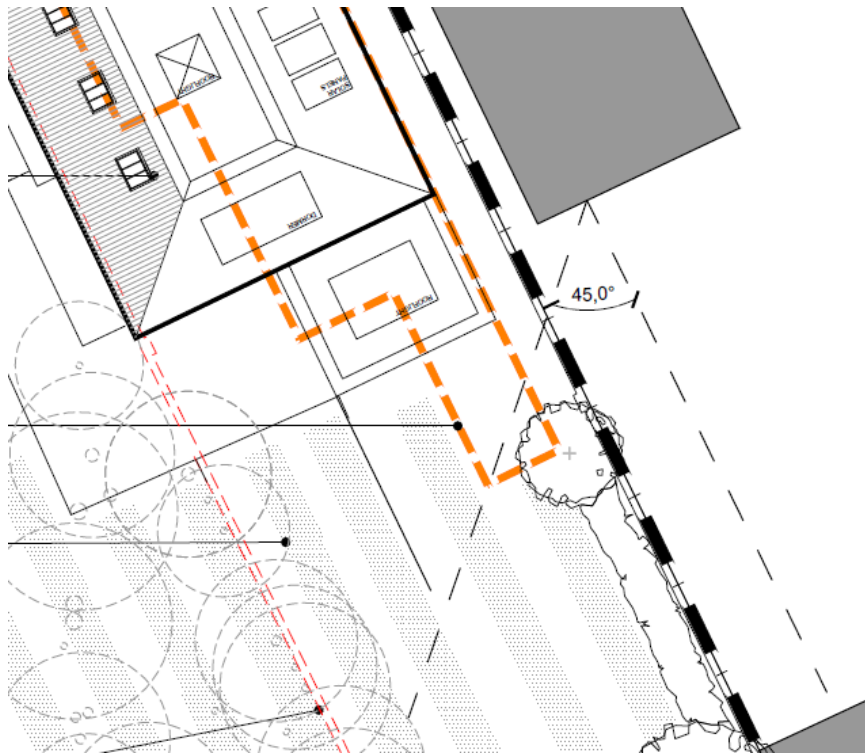


Figure 14 – Extract from Proposed Information Plan showing 45° line to 43 Upper Redlands Road

Ceiling Heights

- 5.14. Page 5-6 requested further detail be shown with regard to the ceiling heights in the second floor (roof rooms) space. This information is included on Proposed Floor Plans (drawing no. 24-J4673-02-001) which includes on the second floor plan details of where the wall is to be 1.5m high, and where it is 1.8m high.

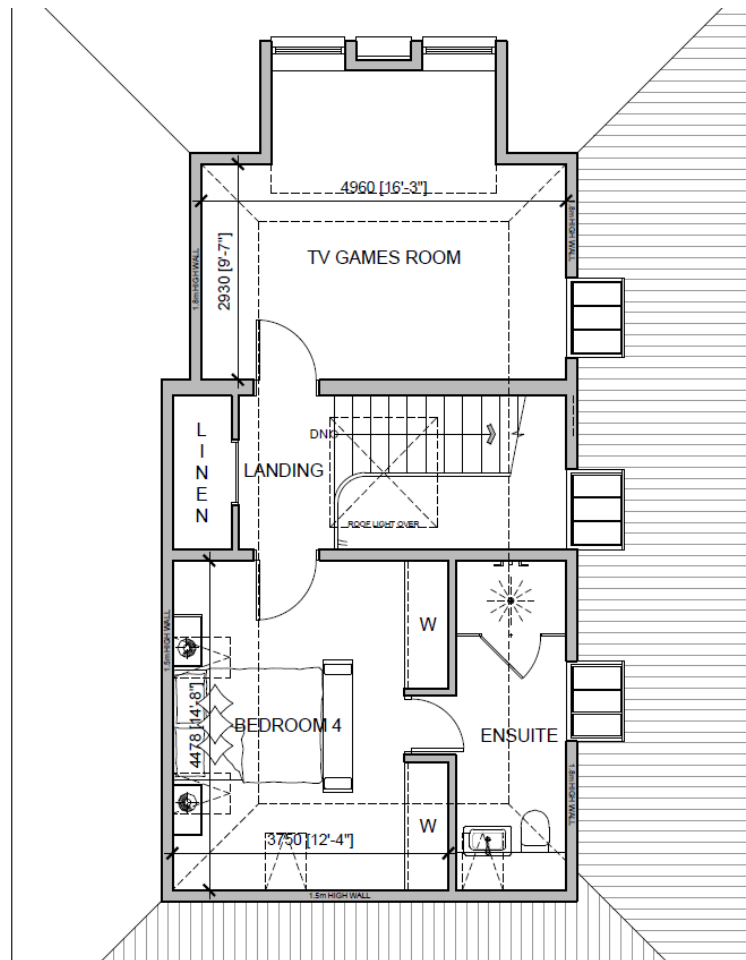


Figure 15 – Extract from Proposed Floor Plans showing ceiling heights in the roof rooms

Policy H5 Statement

- 5.15. The majority of the policy requirements set out in Policy H5 are addressed in the supporting Sustainability and Energy Statement. They are summarised here for ease.

a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.

5.16. The nationally described space standard for the largest 4 bedroom home – 8 person, 3 storey – the minimum floorspace required is 130sqm, plus 3sqm built-in storage. The proposed dwelling comfortably exceeds this at 335sqm.

5.17. There is storage on each floor, specified as cloaks, utility/boots, dressing rooms spaces/cupboards and linen storage, as well as fitted wardrobes in each bedroom.

b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations.

5.18. Section 6 of the Sustainability and Energy Statement specifies the development-specific water efficiency measures proposed in order to achieve the 110 Litres per person per day target (including five litres per person per day allowance for external water use) and includes water efficient taps; water efficient toilets; low output showers; flow restrictors to manage water pressures to achieve optimum levels and water meters.

c. All major new-build residential development should be designed to achieve zero carbon homes.

5.19. N/A – not major development.

d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

5.20. SAP Calculations are included section 5 of the Statement, with the conclusion being that the site carbon dioxide emissions are reduced by 1,684 kg CO₂ per year as a result of the energy efficiency measures and renewable technologies, which equates to a reduction of 67.89% of the TER emissions.

e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

- 5.21. Level access from the public realm will be provided, and a level threshold incorporated into the front entrance. Wider hallways and doorways are included in the detailed designs/floorplans.

Car Parking and Visibility Splays

- 5.22. These are shown as specified on the Site Information Plan, with 2 no. 2.4 x 4.8m car parking spaces on the driveway. Visibility splays are included showing 2.4m x 43m as required, with a 3m wide access and 3m access protection marker. The applicant will seek permission from the Highways Department as advised prior to undertaking works on the public highways.

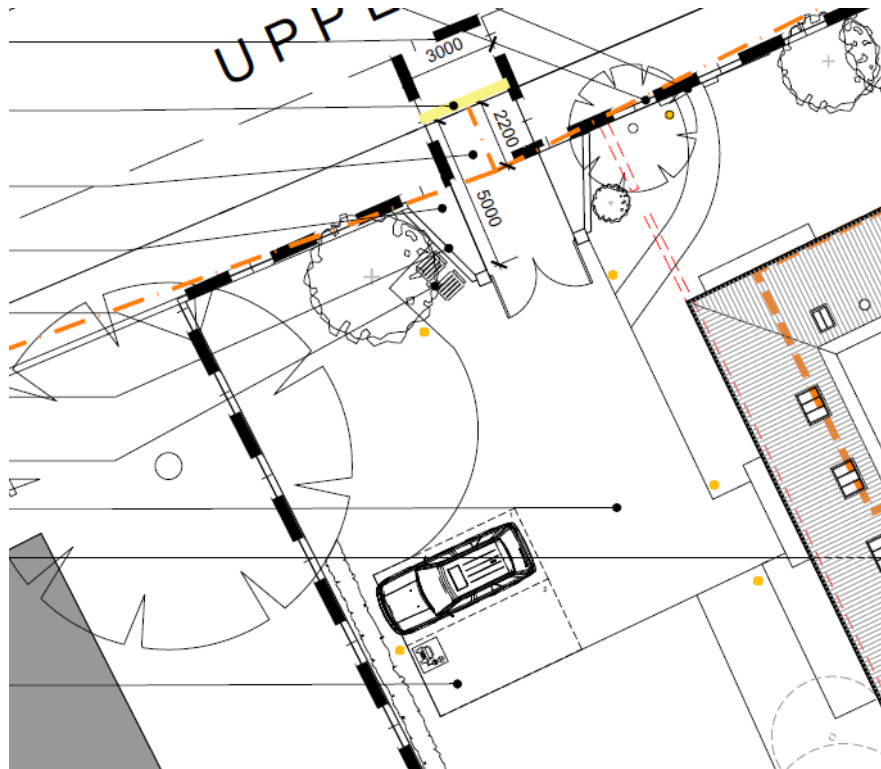


Figure 16 – Extract from Proposed Information Plan showing entrance arrangements and dimensions

Bin storage

- 5.23. The proposed bin storage location is shown on the Site Information Plan (extract above at Figure 15) behind the proposed wall. This is less than 15m

from the site access in accordance with requirements specified on page 7 of the pre-app response.

Construction Method Statement

- 5.24. A Construction Method Statement was prepared previously for development of the site in respect of discharge of conditions on planning permission 210308. This is being updated in respect of this application and will be submitted for consideration either as part of the application process, or as a discharge of condition.

Lighting

- 5.25. Details of the proposed design, specification and locations of the requested wildlife friendly sensitive lighting scheme is included on the Site Information Plan.



BOLLARD LIGHTING
600mm HIGH
368 lumens EACH

Figure 17 – Extract from Proposed Information Plan showing proposed lighting columns

6. PLANNING POLICY & THE SCHEME'S RESPONSE

Development Plan Policy

- 6.1. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan against which the application proposal will be determined comprises the Reading Borough Local Plan (adopted 2019), together with a number of supplementary planning documents relevant to redevelopment of the site for housing including Revised Parking Standards and Design SPD (2011), Sustainable Design and Construction SPD (2019) and Affordable Housing SPD (2021).

Reading Borough Local Plan (2019)

- 6.2. Relevant development plan policies against which the application should be considered are set out below:

- CC1: Presumption In Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation To Climate Change
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN3: Enhancement of Conservation Areas
- EN6: New Development in a Historic Context
- EN9: Provision Of Open Space
- EN12: Biodiversity and the Green Network
- EN14: Trees, Hedges and Woodland
- H1: Provision Of Housing
- H2: Density And Mix
- H3: Affordable Housing
- H5: Standards For New Housing
- H10: Private And Communal Outdoor Space
- H11: Development Of Private Residential Gardens
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car And Cycle Parking and Electric Vehicle Charging

- 6.3. The following subheadings consider how the proposed development responds to each of the policy themes set out in the Core Strategy.

Principle of Development

- 6.4. The site is within the defined urban area of Reading, such that the presumption in favour of sustainable development is applicable under Policy CC1. This is illustrated on the Policies Map extract below.

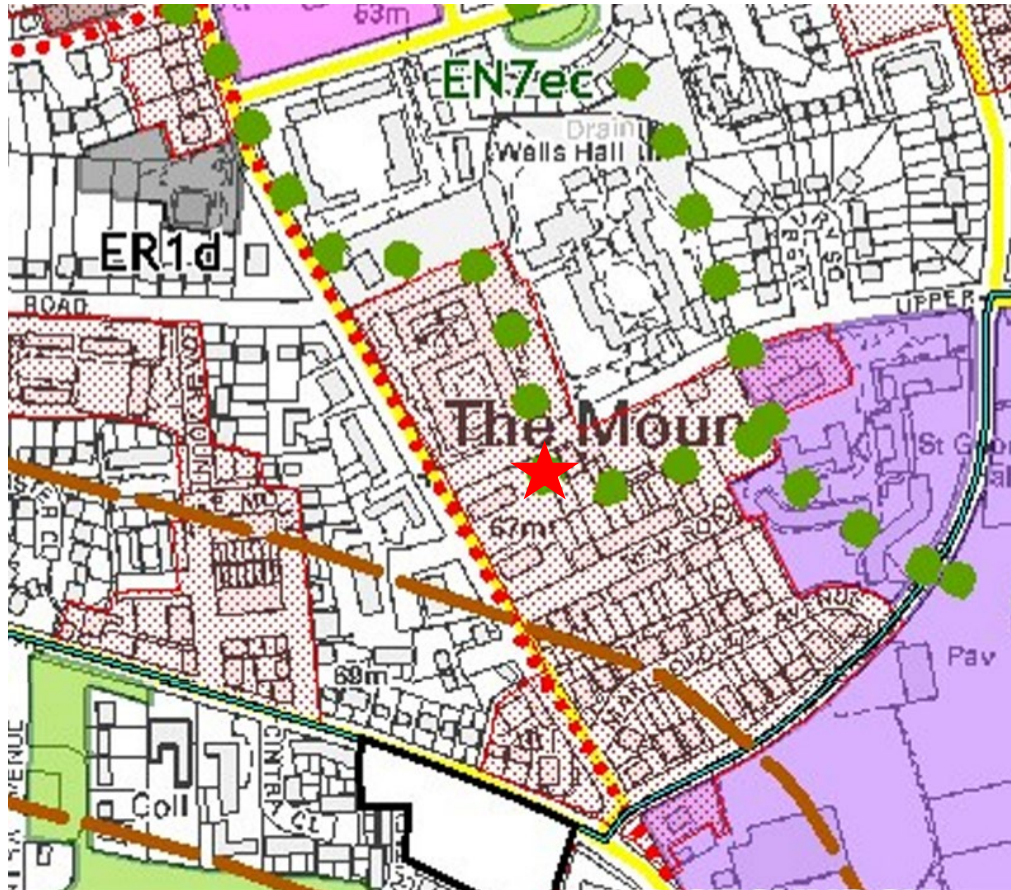


Figure 13 – Local Plan Proposals Map extract (site location approx. at red star)

- 6.5. Through the site's location, and the material consideration of the extant planning permission for a dwelling on the site, the principle of developing the site for an additional family-sized dwelling is established and accords with Policies H1, H2 and H11.

Sustainable Design & Construction

- 6.6. The supporting Sustainable and Energy Statement prepared by Blueksy Unlimited sets out the energy efficiency measures which will be included in the development.

-
- 6.7. The Statement includes an energy demand assessment showing how selected energy efficiency, low carbon and renewable energy measures have been considered and those, which will be incorporated into the development.
- 6.8. SAP calculations have been prepared for the house based on Part L (2021) of the Building Regulations and have used the construction specification set out in the Statement and the detailed planning drawings.
- 6.9. The fabric insulation standards and the construction specification of the house exceed the minimum required by the Building Regulations and represent current good practice standards.
- 6.10. It is proposed to install an air source heat pump into the house. All space heating and hot water will be provided from renewable technologies and there will be no on-site CO₂ or NO₂ emissions.
- 6.11. In addition, the roof of the house includes the installation of 5 x 400W panels (2.0 kW photovoltaic panels).
- 6.12. The water efficiency measures incorporated within the house will ensure the water use is less than 110 litres per person per day and achieves the enhanced standard required by the Building Regulations (includes 5 l/p/d for external water use).
- 6.13. The house will be provided with an EV charging point.
- 6.14. These proposed measures together ensure compliance with Policies CC2, CC3 and H5.
- 6.15. Waste minimisation measures during the construction phase will set out in the Construction Management Plan which is invited to be secured by condition. Dedicated storage has been provided within the proposed site layout for waste and recycling. Together these measures ensure compliance with Policies CC5 and TR5.

Highways & Access

- 6.16. The site location is inherently sustainable, being within the urban area of Reading, and within close proximity to key services, facilities and employment opportunities, including Reading University, the Royal Berkshire Hospital, local parades of shops, and regular busses towards Reading Town Centre and railway Station.
- 6.17. Residents of the development will have a choice of modes of transport, including on foot, by bicycle or on public transport, as genuine alternates to the private car. The location of development is therefore appropriate in accordance with Policy CC6.
- 6.18. Car and cycle parking is shown on the proposed layout plans at the standards specified and confirm in the pre-application response, in compliance with the requirements of Policy TR5.
- 6.19. Details of the proposed vehicular access to the site are the same as were approved under the previous application (LPA Ref: 210308) as such the proposal accords with Policy TR3.

Design

- 6.20. The architectural approach to designing the new dwelling has evolved through the pre-application process, to one of a modern approach using local materials and references to historic fabrics in the vicinity of the site.
- 6.21. Further detail can be found in the Design & Access Statement (Ascot Design) on the site context and how the design of the proposed dwelling responds to its setting, in terms of siting, orientation, scale, architectural approach and materials.
- 6.22. In this regard, and through confirmation from both the planning officer and conservation officer as a result of the collaborative pre-application process, the application proposed is in accordance with the requirements set out in Policy CC7,

- 6.23. The design of the dwelling has also had due regard to the amenity and privacy of neighbouring dwellings, particularly no. 43 Upper Redlands Road to the east. The placement of windows, and proposed depth of the building ensures that there is no negative impact arising from the new dwelling in accordance with Policy C8.
- 6.24. The dwelling size comfortably exceeds technical space standards. Furthermore, visually and physically contained private amenity space is proposed to the rear of the dwelling complying with Policy H10.

Heritage

- 6.25. The identified heritage assets have played an important role in considering how to develop the application site. A detailed understanding of the site's historic context in the Conservation Area and in relation to the evolution of nearby buildings has led to the site layout as proposed in the application. This ensures retention of the 'gap' to the corner plot of no. 45 Upper Redlands Road. Additionally the siting of the proposed dwelling respects and reflects the established building line of dwellings on this side of Upper Redlands Road.
- 6.26. An amended approach to the design was adopted following initial feedback during the pre-application process, such that a modern designed house is proposed through this application. This has incorporated key features from the locality and will use materials to match with its neighbours. Being finished in white render and grey brick detailing, it will not detract from the red brick facades of Grade II listed Wantage Hall on the opposite side of Upper Redlands Road. The new dwelling, as now proposed, preserves the contribution that the site makes to the setting and the significance of the Listed Wantage Hall and also those aspects of the Conservation Area which positively contribute to its character and appearance and thus significance.
- 6.27. Further, the intention to retain and relocate the historic wall within the site, and retain a substantial portion of the frontage wall, will ensure that the development has retained as much of the historic fabric as possible. No concerns regarding the principle of the proposals or the general design approach adopted were raised by the Local Authority during their consideration of the scheme at pre-application stage in relation to any potential impacts to the setting of the Listed

Wantage Hall. Heritage impact was factored in when the Council approved the previous scheme for a new dwelling, and therefore for reasons set out in this Planning Statement, this new design is equally appropriate in respect of NPPF para. 219.

- 6.28. In this regard, it is considered that the application proposed has fully taken into consideration the nearby heritage assets in accordance with the requirements of Policies EN1, 3 and 6 and NPPF chapter 16.

Biodiversity, Green Network and Trees

- 6.29. The site is part of the defined Green Network, and as such there is a focus on the provision of high-quality landscaping in order to maintain the site's contribution to the green corridors in the Borough.
- 6.30. The application is supported by a detailed Landscaping Plan, which has sought to enhance the development proposals with a variety of native species including tree planting suitable for a residential garden location.
- 6.31. Part b) of Policy EN12 seeks to ensure that development proposals have no net loss of biodiversity. The landscape consultant for the project has endeavoured to replace the habitats which will be lost on site to facilitate the development with replacement new planting on-site. The potential to incorporate green roof areas was also explored, however the proposals do not include substantial areas of flat roof, such that this is not an appropriate measure to include in this application. Overall, due to the trading rules and limitations for what can be included as a 'biodiversity enhancement' in residential gardens, it has not been possible to deliver a 'no net loss' in terms of the Biodiversity Metric.
- 6.32. In any case, further provisions and enhancements have been proposed on-site in order to contribute to a wider biodiversity enhancement. This included additional hedgerow planting, new bird and bat boxes, the incorporation of bee bricks in the construction, and the creation of hedgehog highways. Whilst these measures do not add to the metric figures, they provide tangible on site enhancement measures which seek to support local biodiversity. It is considered that this meets the objective of Policies EN12 and EN14.

Affordable Housing

- 6.33. Policy H3 seeks a financial contribution towards affordable housing at the equivalent of 10% of the value of the development.
- 6.34. The applicant has obtained valuation letters (**Appendix 1**) from two local estate agents to inform the potential value of the scheme to begin negotiations on this matter, as specified in the pre-application response on page 10.
- 6.35. The applicant will liaise with the Council during the application to understand how the contribution figure is calculated and confirm if it is viable within the overall cost of the project.

Summary

- 6.36. The proposed development as submitted in this application is the result of a detailed and evolved design process, which is the cumulation of two recent planning application refusals, and a collaborative pre-application process. This has resulted in the high-quality design proposals, which are set out comprehensively in the supporting plans and documents.
- 6.37. The benefits of the development are numerous and include the residential use of the land (which is otherwise undeveloped land in a settlement area), the creation of a well-designed high quality home to add a modern building to the Conservation Area, a new family home to contribute to the local housing market (whilst the application proposes a self-build project, the dwelling will add a new home to the housing available in the Borough), planting of new trees, biodiversity enhancements (including bird and bat boxes, bee bricks and hedgehog highways) and a contribution towards affordable housing.
- 6.38. As set out above, the development seeks to respond to the relevant local planning policies in respect of sustainable design and construction, highways and access, design, heritage, biodiversity, green network and trees, and affordable housing.

7. SELF-BUILD STATEMENT

- 7.1. The Saood Family purchased this plot in 2023/4 with the benefit of planning permission for a new build dwelling. The intention has always been for them to construct a dwelling on the site for the family to occupy and enjoy.
- 7.2. The approved extant planning permission is not suitable for their needs in terms of its internal layout. Additionally, the design requires excavation of a huge quantity of soil which raises concerns both environmentally and for the potential impact on the boundary wall and neighbouring dwelling house (no. 43).
- 7.3. This application has evolved from a desire for a 'traditional-styled' symmetrical double-fronted house within a walled plot. The design proposed has been evolved from detailed discussions with the applicant, architect and Council's conservation officer, to result in a house which meets the aspirations of the applicant and the Council.
- 7.4. The applicant has liaised with local builders in respect of the project, seeking quotes for the construction of this project on a self-build basis (**Appendix 2**).
- 7.5. The CIL form also declares that this project is self-build.
- 7.6. The previous approved application was also pursued under the self-build route, and it is on this basis that Mr Saood purchase the site with the extant consent.
- 7.7. The design and internal layout of the house has been specified by the applicant to meet the needs and aspirations of a local family in designing their own home.
- 7.8. In this respect, the application is submitted as a self-build dwelling.

8. SUMMARY AND CONCLUSION

- 8.1. This Planning Statement sets the details of the proposed development for a new dwelling at Land adjacent to 43 Upper Redlands Road, Reading.
- 8.2. Section 2 of this statement summarises the site characteristics, context and constraints. The development of the site with a new family dwelling is wholly in keeping with the site's sustainable urban location and in an area of established residential use and character.
- 8.3. The summary of planning history in respect of what has previously been approved on the site, adds to the context of this application, which is for a self-built family home. The evolution of the design proposals is set out in the pre-application and proposed development sections, which explain how the architectural approach has evolved to a modern design and proportions, incorporating traditional feature and materials found in the locality. In this regard the proposed development is considered to be appropriate in its conservation area setting, and respectful of the listed building opposite.
- 8.4. The technical elements and consultant input to the scheme is included with the response to the relevant planning policies, which draws out conclusions arising from Design & Access, Trees, Energy, and Ecology reports. Details of the dwelling have been developed to include suitable energy efficiency measures, biodiversity enhancements and hard and soft landscaping. Consideration of the development impact on heritage assets is included in Section 6.
- 8.5. Section 8 sets out the additional detailed information requested through the pre-application response.
- 8.6. This proposal for redevelopment of an underutilised urban site within Reading Borough, close to the town centre and its related services and facilities. A new dwelling has previously been approved on this site. This application seeks permission for a modern family home for the applicant, whilst having regard to all relevant planning policy requirements, as well as heritage and ecological considerations.
- 8.7. The Framework confirms that the purpose of the planning system is to contribute

to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. Development of the site with an additional high-quality, well-designed family-sized dwelling in a sustainable location which respects the local character constitutes sustainable development and there is a presumption in favour accordingly.

Appendix 1



20th March 2025
Mr M Saood
11, Kettering Close
Calcot
Reading
RG31 7DF

Dear Mr Saood

Ref: Land Adjacent to, 43 Upper Redlands Road, Reading, RG1 5JE & Proposed Building

Thank you for asking us to appraise your development opportunity in the University area of Reading.

After careful consideration of the plans & drawings provided and a site visit, I would suggest the property will realise a sum in the region of £1,200,000.

My contact details are:

Email: Calvin.Madine@Haslams.net

Direct Tel: 0118 960 1056

Once again, thank you for inviting me to appraise your proposed project.

Calvin Madine
Negotiator
Haslams Estate Agents

Please note any advice contained or attached in this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS 1 and PS 2 of the RICS Valuation Professional Standards (PS 1.5 – VPS 1-5 exceptions), effective from 1st July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Haslams Estate Agents nor the author can accept any responsibility to any third party who

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may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

Mr M Saood
11 Kettering Close
Calcot
Reading
Berkshire
RG31 7DF

17 March 2025

Dear Mr Saood,

Re: Land adjacent to 43 Upper Redlands Road, Reading, RG1 5JE

We write following your recent instructions to give our opinion of the likely value of the new house you are intending to build on the above site.

Thank you for sending through the drawings which we have looked through in detail.

Based on the few recent sales of substantial detached houses in the immediately surrounding area it is our opinion that the value of the house, once completed would be in the region of £1,250,000 at today's prices.

This is our opinion of the current open market value of the property and is **not** intended for use by third parties or lenders / financial institutions.

The comparable properties we have considered include:

44 Alexandra Road, Reading – A substantial period house sold for £1,078,000 in December 2023
Flint Cottage, Vicarage Road, Reading – A large modern house sold for £1,140,000 in October 2022
10 Alexandra Road, Reading – A substantial period house sold for £1,140,000 in August 2022
2 Wellswood Gardens, Reading – A large modern house sold for £1,300,000 in August 2022
76 Elmhurst Road, Reading – An individual period house on a large plot sold for £1,425,000 in July 2022

Since mid 2022 property values have generally fallen by an average of roughly 6%.

I hope that this information satisfies your requirements and trust that you will let me know if you have any questions or queries.

Kind regards

Yours sincerely,

Andrew Hooper
Director

Appendix 2

Jenna Stalker

From: M Saood <msaood@hotmail.co.uk>
Sent: 26 March 2025 17:15
To: Jenna Stalker
Subject: FW: Invoice from Compliance Building Control

Follow Up Flag: Follow up
Flag Status: Flagged

FYA

From: M Saood <msaood@hotmail.co.uk>
Date: Wednesday, 26 March 2025 at 16:14
To: Channa Parv <parv.channa@compliancebuildingcontrol.co.uk>
Subject: Re: Invoice from Compliance Building Control

Hi Parv,

You're most welcome, my friend.

Since you're in the building industry and often visit various projects, I thought you might have come across some good builders. I'm planning to build my own home this year at Upper Redlands Road, Reading, and I was hoping you might be able to assist me in finding a reliable and competent local builder.

If you have any contacts you can share, I'd greatly appreciate it. I'm also quite particular about a high-quality finish, given my experience in building.

I'll most appreciate your advice .

Looking forward to hearing from you.

Kind regards,

Mohammad Saood
Mob 0777 4152236

M. Saood

On 25 Mar 2025, at 16:11, Parv Channa
<parv.channa@compliancebuildingcontrol.co.uk> wrote:

Thank you Sir, received.

Happy we could help.

All the best, and hope to hear from you in the future.

Kind regards,

Parv Channa BSc(Hons) MSc C.Build.E MCABE MCIOB
Class 3G/H Registered Building Inspector
07899 709170



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Please consider the environment before printing this email.

From: M Saood <msaood@hotmail.co.uk>
Sent: 25 March 2025 15:57
To: Parv Channa <parv.channa@ComplianceBuildingControl.co.uk>
Cc: Gemma Beazley <gemma@keenpartnership.co.uk>
Subject: Re: Invoice from Compliance Building Control

Hi Parv,

Just to confirm that above invoice paid in full via bank transfer this afternoon.
I would like to thank you for your support in this matter.
Much appreciated.

Kind Regards,

Mohammad Saood

From: Parv Channa <parv.channa@ComplianceBuildingControl.co.uk>
Date: Tuesday, 25 March 2025 at 15:19
To: M Saood <msaood@hotmail.co.uk>
Cc: Sarah Smith <sarah.smith@ComplianceBuildingControl.co.uk>, Gemma Beazley