



**EGON**

**ENVIRONMENTAL**

**Environmental Consultancy**

**DESIGN AND ACCESS STATEMENT**

**85 Pell Street, Reading, RG1 2NP**

**PERMISSION IN PRINCIPLE**

**PREPARED ON BEHALF OF ACQUESTRA (PELL ST) LIMITED**

**July 2025**

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## 1. Site and Surrounds

The application site is located by Pell Street (A4) to the south, 86 Southampton Street to the east and garden of 84 Southampton Street and a small car park to the north and 83 Pell Street to the west. The site is a semi derelict, under used single storey building located within central Reading.

## 2. The Proposal

The proposal is for the insertion of two rear facing dormer windows into the third storey element of the permitted rear block of units.

The proposed reconfiguration would have the following effect:

| Flat No | Permitted Scheme (20/1757) – Room Sizes | Proposed Scheme – Room Sizes | No of Bedrooms      |
|---------|-----------------------------------------|------------------------------|---------------------|
| 1       | 43.5m2                                  | 45.7m2                       | 1                   |
| 2       | 44m2                                    | 45.7m2                       | 1                   |
| 3       | 62m2                                    | 70m2                         | 2<br>(previously 1) |
| 4       | 62m2                                    | 70m2                         | 2<br>(previously 1) |

## 3. Relevant Planning History

20/1757 – Demolition of existing disused salvage yard and construction of a replacement building to provide 4 no. 1 bedroom units (Class C3) and 1 no. 2 bedroom house (Class C3) together with associated landscaping, cycle and bin stores. 13<sup>TH</sup> July 2023 – GRANTED.

18/0350 – Conversion of existing building to a 1 – bed unit and the erection of a new two storey building comprising of 2 x 1 bed units with associated car parking and cycle storage - 7 November 2018 – GRANTED.

16/2204 – absence of S106 Agreement. REFUSED.

## **4. Planning Policy**

### **National Planning Policy**

National Planning Policy Framework 2024 (amended February 2025)

National Planning Practice Guidance Conservation Principles Policies and Guidance 2008,

Historic England HEAG304 Listed Building Consent, Historic England Advice Note 16, 2021

### **Reading Borough Local Plan (2019)**

Policy CC1 – Presumption in Favour of Sustainable Development

Policy CC7 – Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy EN1 – Protection and Enhancement of the Historic Environment Policy

H1: Provision of Housing

H5: Standards for New Housing

### **Supplementary Planning Documents and other guidance**

Sustainable Design and Construction (Dec 2019)

## **5. Planning Appraisal**

- Principle of the development-
- Design considerations
- The impact upon neighbouring residential amenities

### **Principle of the Development**

The principle of development on this site for residential accommodation has already been established.

## **Design considerations**

The NPPF seeks to achieve well designed places. Paragraph 135 of the NPPF advises that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture; layout and effective landscaping and are sympathetic to local character.

Policies CC7 (Design and the Public Realm) and H11 (Development of Private and Residential Gardens) both seek to ensure that new development enhances and preserves the local character. Policy H10 (Private and Communal Outdoor Space) of the Local Plan requires the design of outdoor areas to respect the size and character of other similar spaces in the vicinity. The 2024 NPPF (paragraph 135) seeks to ensure developments: function well, are visually attractive, are sympathetic to local character, maintain a sense of place, optimise the potential of the site, and create places that are safe, inclusive, accessible with a high standard of amenity for residents.

The Design proposal changes the rear elevation of the three storey residential block and adds two rear facing dormer windows. There are no other external material changes. In this context, the appearance of the proposal would be far from incongruent with the surrounding architecture and would contribute to the townscape of the wider area. Moreover, the isolated location of the block of accommodation would limit the bearing of the development on the surrounding public realm.

Accordingly, the proposed development is considered to comply with Policy CC7, and H11 of the Reading Borough Local Plan 2019 with regard to design, and layout.

## **Residential amenity**

Policy CC8 (Safeguarding Amenity) which requires developments to not cause a detrimental impact on the living environment of existing properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.

The proposed addition of two rear facing dormers on the north flank elevation will be at third storey level. This will mirror that of the front south flank elevation. There are no residential properties in the visual line of the rear elevation. As such there would be no loss of privacy/overlooking.

In terms of noise, vibrations, dust and fume considerations were permission to be granted, it is considered that both during the construction phase, and subsequently, the proposals will be acceptable subject to a variety of conditions for any permission.

A construction method statement will therefore be secured via condition and is required from a highway safety perspective too. As such in overall terms, considering all nearby residential occupiers, impacts of construction activities are recommended to be controlled through conditions.

## **6. Conclusion & Planning Balance**

As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Having gone through this process it is considered that the proposed development would provide additional family sized accommodation on a town centre site which would provide be a significant benefit.

As such, this application is recommended for approval, given the significant weight attached to the provision of housing in the Borough.