

42a Berkeley Avenue Reading RG1 6JE

Installation of an external bin store (Retrospective)

Applicant:

Mr Nicola Asuni
42a Berkeley Avenue
Reading
RG1 6JE

1. Introduction

1.1 This Design and Access Statement supports a householder planning application for the installation of a modest bin store in the front garden of 42a Berkeley Avenue, Reading, RG1 6JE. The bin store will be used to house four domestic wheelie bins, a food caddy and two glass recycling boxes. The bin store as installed can be seen in Appendix A.

2. Site and Context

2.1 The application site is part of a detached residential dwelling located on the north side of Berkeley Avenue. The front garden of the property is generous in size and is bounded by fencing and mature planting, creating an enclosed, private domestic setting. There is limited space in the rear of the property which is the reason the bin store is proposed to be located in the front garden.

2.2 The surrounding context is wholly residential, and the proposed development is located at the front where it is predominantly screened from public views and has no impact on streetscape character.

3. Description of Proposal

3.1 The bin store measures 3.34m in length by 1.28m in depth. It includes a mono pitched roof with this resulting in a front elevation height of 2.2m and 1.99m at the rear. The structure is positioned on the south side of the garden, and shielded by existing planting. The bin store includes 1cm gaps between each panel to allow for ventilation. Materials and finishes include:

- High quality sawn treated 150x22mm FSC® timber
- Incised fence posts treated 75x75mm FSC®
- Metal black japanned tee hinges and pull handles
- Structural CE2+ EN636-2 plywood roofing sheets
- Roofing felt secured with adhesive and galvanised clout nails

4. Policy Consideration

Policy CC7: Design and the Public Realm

4.1 The bin store is modest in form, constructed from high-quality timber with durable metal accessories, ensuring a robust and visually attractive finish. While it can be barely glimpsed from the street through gaps in the vegetation, this is no different to how a standard boundary fence could appear through the trees, a form of development that could be erected under permitted development rights. This represents a clear fallback position. In either instance, there would be no harm to the amenity of the street scene. The bin store is almost entirely screened by established planting for the majority of views and sits on an existing hard-surfaced area, ensuring it does not detract from the local character or quality of the public realm.

Policy CC8: Safeguarding Amenity

4.2 The structure is appropriately sized to accommodate the four bins and recycling boxes required by the occupiers. Its discreet siting and natural materials ensure it does not cause harm to the outlook, privacy, or amenity of neighbouring occupiers. There are no impacts in terms of noise, disturbance, or smell beyond what would normally arise from domestic waste storage. Accordingly, the proposal safeguards residential amenity and complies with *Policy CC8*.

Other Considerations

4.3 The bin store sits on a hard-surfaced area of less than 5sqm, which constitutes permitted development. In addition, the design ensures that surface water run-off from the store drains directly into adjacent vegetation, thereby discharging to a porous area in line with the requirements of the *Design Guide to House Extensions SPD*. Accordingly, the hard surface element does not require express planning permission and has been appropriately designed to manage rainwater on site.

4.4 Whilst the *Residential Conversions SPD* is not directly applicable to this proposal, the bin store nevertheless accords with its underlying principles of being accessible, suitably screened, and sensitively located to minimise visual impact.

4.5 Although *Policy H11* is primarily directed at new residential development within private gardens, the proposal accords with its underlying principles. The bin store is modest in scale, uses high-quality materials, and sits discreetly within the plot without affecting the established pattern of buildings, or landscaping. It does not compromise the character of the area or the amenity of neighbouring occupiers, and therefore remains consistent with the aims of *Policy H11*.

4.6 It is also noted that wider government and industry guidance (e.g. *Building Regulations Approved Document H, Section 6*, and *NHBC Foundation Report NF60*) recognises the value of enclosing bins to prevent visual harm, odour and litter nuisance. Whilst not determinative in planning terms, this background guidance supports the principle that a well-designed, enclosed bin store is preferable to unscreened bins in open areas.

5. Conclusion

The proposal represents a proportionate, well-designed, and necessary piece of domestic infrastructure. Given the use of high-quality materials, the effective screening, and the permitted development fallback position for a boundary fence of similar visual effect, the development is considered to accord with *Policies CC7* and *CC8* of the Local Plan. It is therefore acceptable in planning terms and merits retrospective approval.

Appendix A



Figure 1: Overview



Figure 2: Front view



Figure 3: Street (back) view – hidden by the vegetation



Figure 4: Left (east) view



Figure 5: Right (west) view



Figure 6: Inside view all bins



Figure 7: Inside view - details of the hard floor



Figure 8: Details of the metal accessories



Figure 9: Details of the timber



Figure 10: Aerial view