



Planning

Planning Statement

Client:

Imran Hussain

62 Manchester Road

Reading, RG1 3QN

*Part retrospective change of use of ground floor to C1
(holiday let use)*

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Appendices

Appendix 1 – Officer Report Application Ref: 231844/FUL

1. Introduction

- 1.1 This statement is produced to support a planning application for the change of use of a ground floor property to a C1 holiday let at 62 Manchester Road, Reading, RG1 3QN.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Mr D Howlett Architectural Consultant and T16 Design Ltd:
- 1:500 Site Location Plan
 - 1:50 Floor Plan
 - Daylight Assessment
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 62 Manchester Road comprises a mixed use building sited at the corner of Manchester Road and Liverpool Road. The ground floor level comprises a retail unit with associated storage at basement level, with residential use at an upper floor level.
- 2.2 The site is not located within a Conservation Area and the existing building is not listed. The surrounding area comprises predominantly terraced residential streets.



3. Planning History

- 3.1 Application Ref: PL/18/0491 – Single storey basement extension to existing commercial unit. Approved 30/04/2018.
- 3.2 Appeal Ref: APP/E0345/W/19/3222966 against application ref: PL/18/1533. Dismissed – 02/09/2019.
- 3.3 Application Ref: PL/18/1533 – Conversion of existing commercial basement to a 1-bed flat (Class C3). Refused 29/11/2018.
- 3.4 Application Ref: PL/19/1670 – Conversion of existing commercial basement to a 1-bed flat (Class C3). Decline to determine 28/11/2019.
- 3.5 Application Ref: PL/21/0177 – Change of use of the basement and ground floor at 62 Manchester Road from Class A1 (shops) to C3 (dwellinghouses) to comprise 2 flats. Prior Notification under Class M, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Withdrawn 24/03/2021.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposal seeks for a change of use of the basement flat to be used as a short term holiday let (part retrospective).
- 4.4 **Layout and Scale:** The proposed holiday let comprises a bedroom, kitchen, living and dining space, shower and wc and a sunken garden area.
- 4.5 **Scale Height & Mass:** The proposal would make use of the existing concrete steps taken from the street level as well as an extension to facilitate a shower and wc space. No additional floorspace is proposed as a result.
- 4.6 **Landscaping:** The proposal seeks for additional soft landscaping to the proposed sunken garden area.
- 4.7 **Appearance:** The proposal will not result in any external changes to the proposal from the street level.

- 4.8 **Access & Parking:** The access and parking arrangements are to remain as existing.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

- 5.4 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan comprises the following documents:
- Reading Borough Local Plan (2019) (RBLP)
- 5.5 Policy CR6 – Living in Central Reading of the RBLP states that where proposals for serviced apartments and apart-hotels fall outside the C3 use class, they will be located within the Central Core. Such proposals will not be permitted unless the duration of occupation of residents is restricted, to ensure the units are used on a short stay basis and not as residential flats, and information monitoring the implementation of this restriction is regularly supplied. The applicant would be agreeable to this restriction being controlled by condition/legal agreement in the event of a grant of planning permission.
- 5.6 Although the site is located within the Primary Core Area, as opposed to the Central Core, the site falls within close proximity to the Central Core and is found to be well connected via existing public transport links.
- 5.7 Of relevance to this application is application ref: 231844/FUL (**Appendix 1**) for the creation of 2no. short term let units within a mixed use building 0.7 miles to the west of the proposal site. Owing to its close proximity, the surrounding character of the area is found to be similar to the proposal.
- 5.8 Within the Officer's Report, it was identified that *'although located outside of the central core, there are no objections to creation of C1 units within this location which is close to the central core and well connected through existing public transport links.'*

- 5.9 Owing to its close proximity, the surrounding character of the area is found to be similar to the proposal and is therefore demonstrated to be acceptable in principle.
- 5.10 The site is well connected to the surrounding with Wokingham Road being located to the south of the site providing high frequency bus services via the No 17. into Reading Town Centre which in turn provides onwards connections to the surrounding area including local tourists attractions in Reading (Museum of English Rural Life) as well as London eg (Houses of Parliament, London Eye etc), Windsor (Windsor Castle, Legoland Windsor) via Reading Station.
- 5.11 For the reasons set out above, the proposed development is considered acceptable in principle.
- 5.12 **Character and Appearance of the Area:** Policy CC7 – Design and the Public Realm states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Proposals must respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm.
- 5.13 Manchester Road comprises predominantly Victorian terrace style dwellings ranging from two to three storeys with large ground floor bay windows. 62 Manchester Road comprises an end terrace, double fronted building with permit holder parking to the front, with stepped access to the basement level being taken to the rear of the building fronting Liverpool Street.
- 5.14 No external alterations are required to the property in order to bring forward the proposed development forward and so the impact of the proposed development on the character of the area is likely to be neutral.

- 5.15 **Residential Amenity:** Policy CC8 – Safeguarding Amenity states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.
- 5.16 The proposed short term holiday let comprises the basement level of an existing mixed use building comprising a shop to the ground floor and basement, with residential to the first floors. It is not considered that the C1 use class to the basement would cause any additional or unreasonable disturbance to the shop above, nor would the shop give rise to disturbance to the proposal. Furthermore, application ref: 18/1533/FUL further stated that the subterranean level of the accommodation would result in unlikely significant impacts on nearby occupiers.
- 5.17 This application seeks permission for a short term holiday let, representing a reduced intensification of use over the previous proposal.
- 5.18 With regards to the impacts upon the amenity of future occupants, this application is being submitted alongside a Daylight Assessment prepared by T16 Design given there was also concern raised by the Council as part of the previous proposal around daylight/sunlight access for prospective residents as part of application ref. 18/1533/FUL
- 5.19 The T16 report details how habitable rooms have access to levels of natural light in excess of the minimum standards.
- 5.20 With regards to the impacts on neighbouring amenity, the intensification of residential uses within the building is considered to be sympathetic to surrounding nearby residential units and would not result in a loss of privacy, light or harm to the outlook of neighbouring residents owing to its basement location.

- 5.21 The proposed development would run on a booking basis and would have terms and conditions in place for prospective holidaymakers to agree with prior to their stay. Further amenity measures could be agreed to by condition if the Council deem it necessary.
- 5.22 Furthermore, the proposal benefits from private outdoor space, enhancing the amenity of future occupants. The site is also 0.2 miles from Palmer Park and the Palmer Park Leisure Centre and Stadium to the south offering additional outdoor recreation facilities providing further amenity spaces if required.
- 5.23 **Transport and Parking:** The proposal lies in close proximity to an identified cycle route. Policy TR4 – Cycle routes and facilities states that developments will be expected to make full use of the opportunities to improve access for cyclists to, from and within the development and to integrate cycling through the provision of new facilities.
- 5.24 The Local Plan goes further to state that that cycling is one of the most sustainable forms of transport, and forms an important part of Reading's transport strategy. Opportunities to continue to promote cycling, and enhance important routes should be seized.
- 5.25 The site falls within Zone 2 of the Revised Parking Standards and Design Supplementary Planning Document which is described as directly surrounding the Central Core Area being well served by public transport with buses continuing either into or out of the Central Core Area via this zone. Much of this area is within acceptable walking distance (400m) of either the main railway station, or Reading West railway station, with walking and cycling being encouraged through the provision of wide and safe footways and dedicated cycleways.
- 5.26 Application ref: 181533/FUL stated that the proposed flat would require one parking space in accordance with the adopted SPD, the

Officers Report then goes on to state that given Manchester Road and the surrounding roads are in a CPZ where a residential parking scheme operates, unauthorised on street parking will be controlled via the administration of the scheme and patrols undertaken by Traffic Enforcement Officers. The previous proposed C3 use would not have been entitled to residents or visitor permits, this would have been secured by condition in the event of a grant of planning permission.

- 5.27 Whereby the proposal seeks for a C1 holiday let, the parking provision required remains unchanged, given the site's close proximity to public transport nodes and the site lying within a parking permit area, a condition could also be applied in the event of a grant of planning permission for the issuing of parking permits for this site to be restricted and the site advertised as such on booking websites.
- 5.28 Cycle stores could be secured by condition in the event of a grant of planning permission to encourage cycle use.
- 5.29 **Drainage and SuDS:** The site is located within Flood Zone 1 at the lowest risk of fluvial flooding.

6. Conclusion

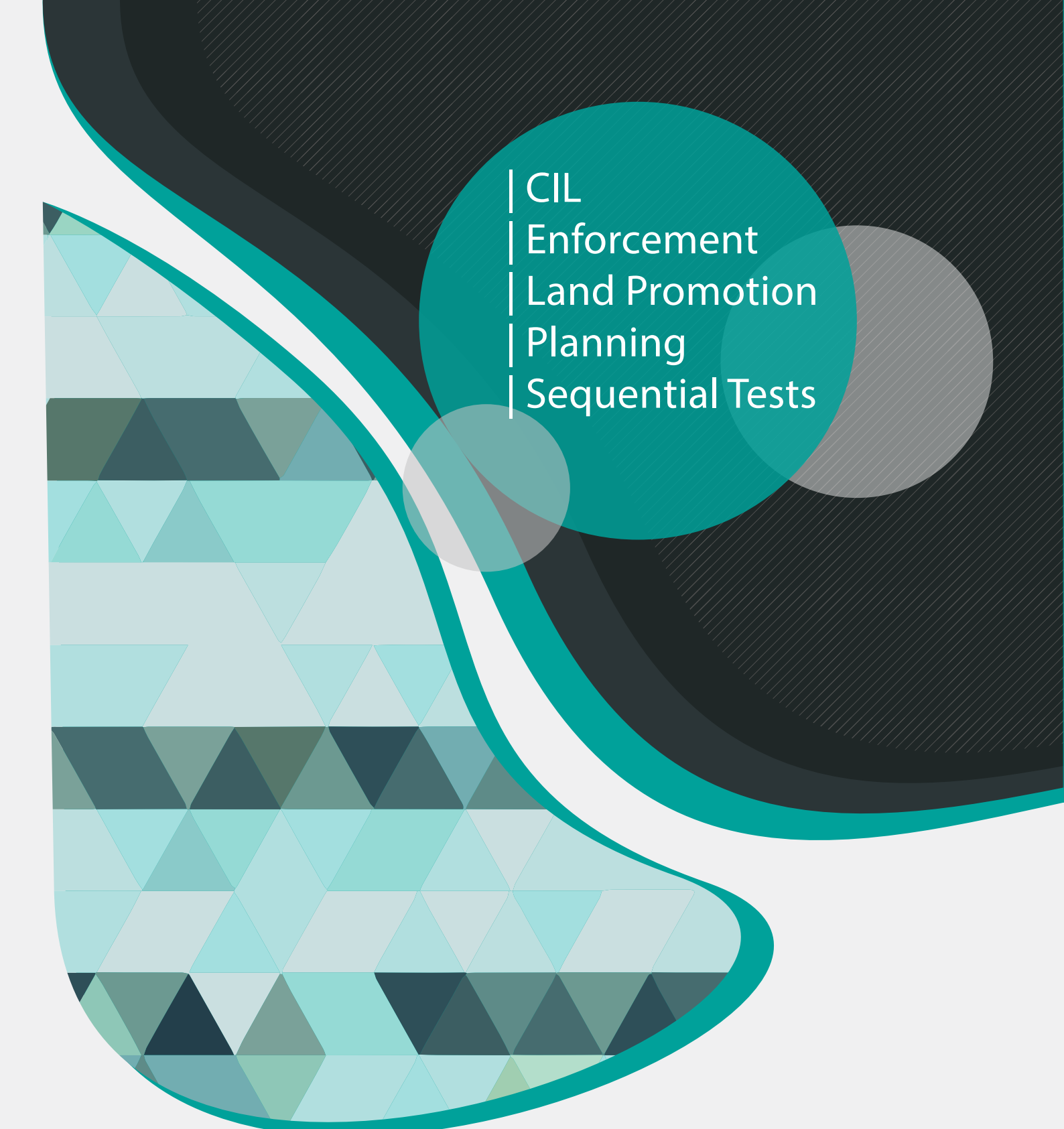
- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land. The proposal has reflected on previous submissions at the site and it considered to bring forward a high quality holiday let.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would better utilise a redundant storage space through the provision of a short term holiday let without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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