

205 Henley Road, Caversham, Reading, RG4 6LJ

Planning, Design & Access Statement

October 2025



FRONT ELEVATION
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planning



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Section 1

Introduction

- 1.1. This document is submitted in support of an application for full planning permission for the following development at 205 Henley Road, Caversham, Reading, RG4 6LJ:

Construction of a dwelling (Use Class C3) to adjoin no. 205 Henley Road, with associated parking, amenity space, and use of existing site access.

- 1.2. The extent of the site is shown on the Site Location Plan at Figure 1.

Figure 1: Site Location



- 1.3. The site comprises a single garage and part of the garden of an existing dwelling at 205 Henley Road. It is enclosed by a boundary fence along its northern, western and southern boundaries. Access is provided off Henley Road to the north.
- 1.4. The proposal seeks permission to construct a new family home (4 bedrooms) involving demolition of the existing garage and infilling of part of the side garden of the existing dwelling at 205 Henley Road. The proposed dwelling will be attached to the western elevation of 205 Henley Road to create a pair of semi-detached houses. The house will be modern in design and appearance. Being of modern construction, it will deliver high levels of energy efficiency and sustainability.

- 1.5. The proposal provides an opportunity to deliver an additional dwelling on a brownfield site in a built-up area of Caversham. The proposal will also deliver a high standard of accommodation for prospective occupiers by providing a spacious layout that complies with nationally described space standards.
- 1.6. The development will have a positive impact on the Council's housing stock by delivering an additional family housing unit in the Borough, which carries weight given the distinct need of family homes identified in the Council's Strategic Housing Market Assessment (2016).
- 1.7. This Planning, Design and Access Statement represents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:
-  Existing Site & Planning History
 -  Proposed Development
 -  Planning Policy Context
 -  Planning Considerations
 -  Conclusion
- 1.8. This report should be read in conjunction with submitted planning drawings and the following reports that also accompany the planning application:
-  Air Quality Assessment by Aether
 -  Sustainability Statement by Bluesky Unlimited



Section 2

Site and Surrounding Area

- 2.1 The site comprises a single garage and part of the private garden of a detached dwellinghouse (205 Henley Road) located on a roughly rectangular shape corner plot on the south side of Henley Road in Caversham, Reading.
- 2.2 The existing dwellinghouse at 205 Henley Road is believed to have been constructed in the post-war era. It is brick built and has a hipped tiled roof. It has a garden and driveway to the front and a large garden to the side and rear. A single detached garage is located to the west of the dwelling within the site boundary.
- 2.3 The building is not locally or statutorily listed and is not in a Conservation Area.
- 2.4 Pedestrian and vehicular access to the property is provided via an access to the front of the dwelling off Henley Road.
- 2.5 With regards to topography, there is a change in levels within the site with the site sloping from north to south. Due to this level change, the house at 205 Henley Road is two-storeys on the front elevation and three storeys to the rear.
- 2.6 The site is located on Henley Road (A4155) in a predominantly residential area characterised by two-storey detached and semi-detached houses of a range of ages and architectural designs. The site is within Caversham, which is a suburb of Reading, and is defined as a 'District Centre' in the Reading Local Plan (2019) hierarchy of centres. According to Local Plan Policy L1, the Regional Centre (Reading) occupies the highest level of the town centre hierarchy, with District Centres falling just below this followed by Major Local Centres and Local Centres.
- 2.7 In terms of its immediate surroundings the site is adjacent to:
-  To the north, the site fronts onto Henley Road beyond which lies a row of houses (214 to 216 Henley Road lie closest to the application site).
 -  To the west and south lies a recent constructed care home development and associated access road (via Willow View), parking and amenity space (following the granting of permission in 2019 – reference PL/19/0835). Berry Brook is also located to the south.
 -  To the east lies 205 Henley Road which comprises a detached dwelling with a front drive and front and rear gardens.
- 2.8 An aerial view and photographs of the existing property are included in the figures below.

Figure 2: Aerial photograph of the site



Source: Google maps

Figure 3: Front elevation of site viewed from Henley Road



Figure 4: Side elevation (west) of site viewed from Henley Road

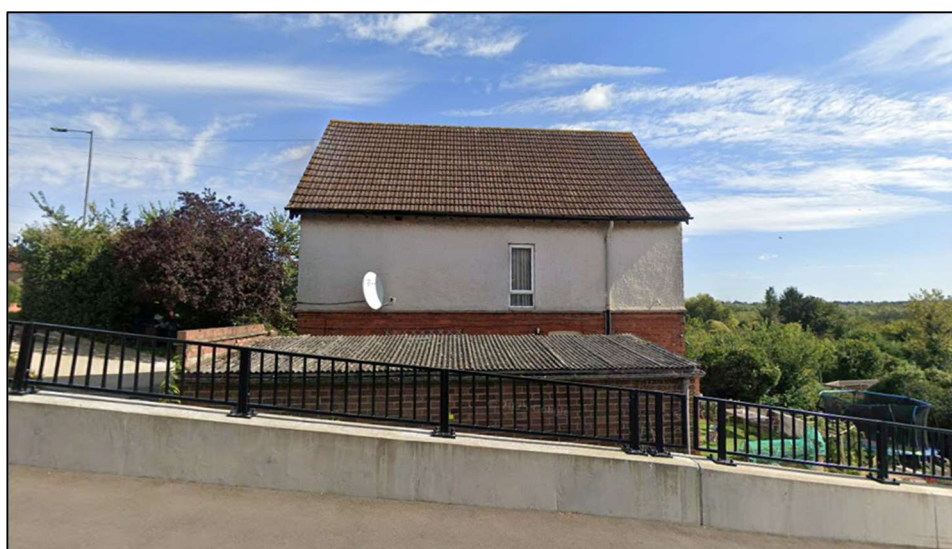


Figure 5: Rear elevation



- 2.1. The site is sustainably located being situated 2km east of central Caversham which provides a range of shops, services and amenities. It is also close to day-to-day services including schools, children's nurseries and health centres. There is a doctors surgeries less than 2km from the site and several nursery, primary and secondary schools within close proximity. The nearest nursery school (Orchards Day Nursery) is located approximately 200m to the east and the nearest primary school (Micklands Primary School) is located 500m north. The closest secondary school (Highdown Secondary School and Sixth Form) is situated 3km to the northwest.
- 2.2. The site is also well located to modes of public transport. Reading train station is approximately 2km to the west. The closest bus stop is approximately 50 metres to the west on Henley Road and provides services to Central Reading.

Designations

- 2.3. The following designations apply to the site according to the Reading Local Plan adopted Policies Map:
 -  Within an Air Quality Management Area (policy EN15 is relevant)
 -  Within the Reading Borough Local Plan boundary
- 2.4. An extract of the adopted proposals map is included at Figure 6.

**Figure 6: Adopted
Proposals Map (Extract)**



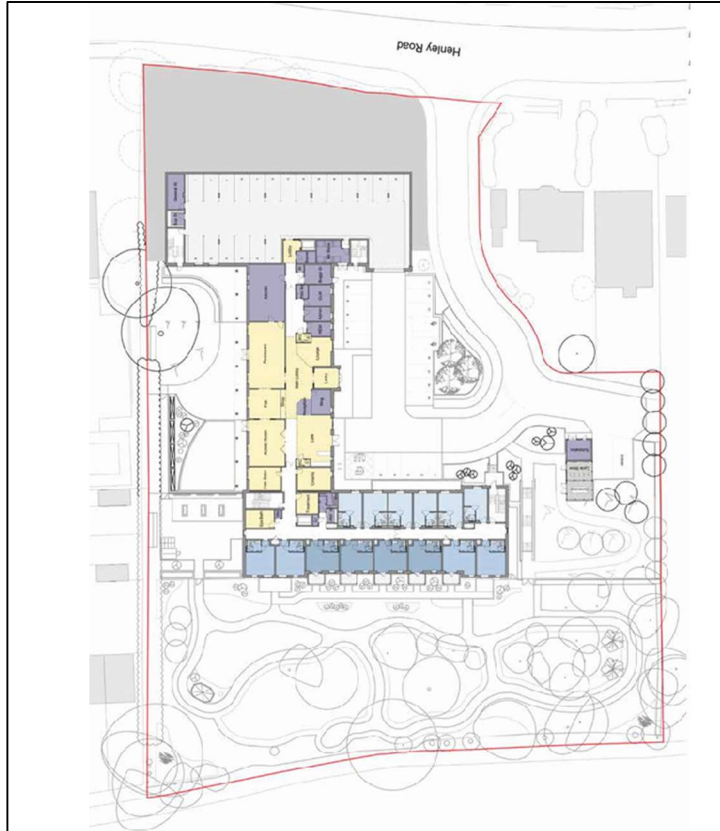
- 2.5. The site is not within a Conservation Area and there are no statutory listed buildings within the immediate vicinity.
- 2.6. The site is in Flood Zone 1 on the Environment Agency Flood Map. It is in an area of 'Low' to 'Very Low' risk of surface water flooding.
- 2.7. It is understood that an existing tree at the site is subject to a TPO (reference 163/07) as listed in the Council's directory of protected trees.

Planning history

- 2.8. The following application on the Council's website is considered relevant:
 -  **PL/22/0189** – Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road. Approved 9 September 2024
- 2.9. In terms of the immediate surrounding area, the following planning applications are of relevance:
 - PL/19/0835** - Land to the west of the Site, 199-203 Henley Road and rear of 205-207 Henley Road, Caversham, was subject to a planning permission dated 19 December 2019, for the following development (Figure 7). The development is now believed to be substantially complete.
 - “Demolition of 1990-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care homes building (C2 use class) with

associated external structures, access from Henley Road, car parking and landscaping.”

Figure 7: Site plan - Land to the west of the Site, 199-203 Henley Road and rear of 205-207 Henley Road, Caversham



PL/19/0887 – Land to the rear of 209 – 219 was subject to an application for the following development. This was approved on 25th March 2020.

“Erection of 9 dwellings to the rear of 209 – 219 Henley Road with access road and associated landscaping.”

Figure 8: Site plan - Land to the rear of 209 – 219 Henley Road





Section 3

Proposed Development

3.1. This application seeks proposed the following development:

Construction of a dwelling (Use Class C3) to adjoin no. 205 Henley Road, with associated parking, amenity space, and use of existing site access.

3.2. This will involve the following:

-  Construction of a family 4-bedroom dwellinghouse. It will benefit from landscaped private amenity space to the front and rear. It incorporates an internal layout that is generous in size, meets modern family living requirements exceeding national technical housing standards.
-  The house will contain the following accommodation:
 - Ground floor: lounge, dining room, kitchen, WC
 - First floor: two bedrooms, two bathrooms
 - Second floor: two bedrooms, two bathrooms
-  It will read as three storeys from the front elevation and four storeys from the rear elevation due to the change in levels across the site. A small store will be incorporated to the rear at lower ground level.
-  The existing front and rear gardens will be subdivided to create parking and garden areas for both the existing dwelling at 205 Henley Road and the proposed dwelling.
-  Off-street parking is provided via two car parking spaces which are accessible via an existing driveway off Henley Road. A further two car parking spaces is provided for the existing dwelling at 205 Henley Road.
-  Secure, sheltered cycle parking is provided in a dedicated cycle parking store in the rear garden.
-  Refuse storage is designed to accord with the Council's refuse and recycling storage standards.
-  Vehicular and pedestrian access to the site will be provided via Henley Road as existing via the existing access point on the site's northern boundary.
-  The walls of the dwellinghouse will be finished in a mixture of render and brickwork and the proposed roof will be tiled.



Section 4

Planning Policy Context

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning acts the determination must be made in accordance with the plan unless material consideration indicate otherwise.

- 4.2. The development plan for the purpose of the application proposal comprises the following:

-  The Reading Borough Local Plan (adopted 2019)
-  Policies Map (adopted 2019)

- 4.3. The following national policy and guidance are material planning considerations:

-  National Planning Policy Framework (2024)
-  MHCLG Planning Practice Guidance
-  MHCLG National Design Guide (Updated January 2021)

- 4.4. The following supplementary planning guidance is also relevant:

-  Revised Parking Standards and Design SPD (2011)
-  Sustainable Design and Construction SPD (2019)

Emerging Local Plan

- 4.5. The Council is carrying out a 'Partial Update' to the Local Plan. Local Plan Partial Update was submitted to the Secretary of State on 9 May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

The National Planning Policy Framework (2024)

- 4.6. The revised National Planning Policy Framework (NPPF) was published in 2024. The NPPF in Section 2 (Achieving Sustainable Development) establishes that while planning decisions should be taken in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, they should also be made in the context of a presumption in favour of sustainable development which is at

the heart of the Framework. This means, for decision-making, approving development proposals that accord with up-to-date development plans, and where there are no relevant policies, or the relevant policies are out-of-date, planning permission should be granted unless the policies in the NPPF provide a clear reason for refusing the application or adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. Where an application conflicts with an up-to-date development plan then permission should not normally be granted.

- 4.7. Section 5 (Delivering a sufficient supply of homes) identifies that significantly boosting the supply of housing is a Government objective and it is important to ensure that a sufficient amount and variety of land can come forward without unnecessary delay. Paragraph 73 notes that small and medium sized sites such as this can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. The NPPF also supports the development of windfall sites such as this and gives great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.8. Section 8 (Promoting healthy and safe communities) states decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lives
- 4.1 Section 9 (Promoting Sustainable Transport) states that transport issues should be considered from the earliest stages so that the potential impact of development on transport networks can be addressed alongside providing for improved transport infrastructure, promoting cycling, walking and public transport use and integrating patterns of movement into development proposals at a fundamental level.
- 4.2 Section 11 (Making efficient use of land) gives substantial weight to the value of using suitable brownfield land within settlements for homes (paragraph 125).
- 4.3 Paragraph 129 states that planning decisions should support development that makes efficient use of land, taking into account:
 - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) local market conditions and viability;*
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
 - e) the importance of securing well-designed, attractive and healthy places*

- 4.4 Section 12 (Achieving well-designed places) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*
- 4.5 Section 14 (Meeting the challenge of climate change, flooding and coastal change) requires plans to take a proactive approach to mitigating and adapting to climate change. New development should avoid increased vulnerability to the range of impacts arising from climate change and should help reduce greenhouse gas emissions as set out in paragraph 164.
- 4.6 Paragraph 170 requires the avoidance of inappropriate development in areas at risk of flooding by directing development away from areas at highest risk (whether existing or future).
- 4.7 Section 15 (Conserving and enhancing the natural environment) requires planning decisions to contribute to and enhance the natural and local environment. Development should minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs. Proposals should also prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability (paragraph 187).

The Reading Local Plan (adopted 2019)

- 4.8 The following Reading Local Plan (2019) policies are relevant to the proposal:
- 4.9 **CC1: Presumption In Favour of Sustainable Development** – The policy states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development

contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

- 4.10 **CC2: Sustainable Design and Construction** – requires proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.
- 4.11 **CC3: Adaptation to Climate Change** - requires developments to demonstrate how they have been designed to incorporate measures to adapt to climate change. Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change.
- 4.12 **CC5: Waste Minimisation and Storage** – requires development to demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management.
- 4.13 **CC6: Accessibility and the Intensity of Development** – requires the scale and density of development to be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations. Development should create safe and accessible environments for all users.
- 4.14 **CC7: Design and the Public Realm** – requires all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Development should respond positively to their local context and create or reinforce local character and distinctiveness, create safe and accessible environments and be visually attractive as a result of good high quality built form.
- 4.15 **CC8: Safeguarding Amenity** – requires development to not detrimentally affect the living environment of existing residential properties, in terms of privacy and overlooking, sunlight and daylight, visual dominance and overbearing effects, harm to outlook. noise and disturbance, artificial lighting, vibration, dust and fumes, smell and crime and safety. The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20m between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.
- 4.16 **EN12: Biodiversity and the Green Network** - development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible
- 4.17 **EN15: Air Quality** Development should have regard to the need to improve air quality and reduce the effects of poor air quality. Where a development would introduce sensitive uses (such as residential, schools and nurseries,

hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.

- 4.18 **EN16: Pollution and Water Resources** Development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution; where it would result in no deterioration in, or ideally enhance, ground and surface water quality
- 4.19 **EN18: Flooding And Sustainable Drainage Systems** Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change
- 4.20 **H1: Provision Of Housing** - Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036.
- 4.21 **H2: Density And Mix** - Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms.

Figure 4.6: Estimated size of accommodation type required in Reading (Source: SHMA 2016)

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Market	10.3%	29.6%	41.5%	18.5%
Affordable	43.4%	32.9%	21.6%	2.1%
Overall	18.6%	30.5%	36.5%	14.4%

- 4.22 **H3: Affordable Housing** Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading. On sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.
- 4.23 **H5: Standards For New Housing** New build housing should be built to certain standards, unless it can be clearly demonstrated that this would render a development unviable, these include:
- ☐ All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.
 - ☐ All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations
 - ☐ 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.
 - ☐ 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)

- 4.24 **H10: Private And Communal Outdoor Space – H10: Private And Communal Outdoor Space** – the policy requires dwellings In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation, and they provide a useful guide for proposals: (a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space).to be provided with functional private or communal open space. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.
- 4.25 **H11: Development Of Private Residential Gardens** - Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:
- 1) The proposal makes a positive contribution to the character of the area in terms of:
 - ❑ The relationship of the existing built form and spaces around buildings within the surrounding area
 - ❑ A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage
 - ❑ Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc
 - ❑ Compatibility with the general building height within the surrounding area
 - ❑ The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary
 - ❑ The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.
 - 2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking.
 - 3) The proposal includes access, which meets appropriate highway standards.
 - 4) The proposal does not lead to tandem development.
 - 5) The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures.
 - 6) The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants.

7) The emphasis is on the provision of family-sized housing.

8) The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and

9) The proposal does not prejudice the satisfactory development of a wider area.

- 4.26 **TR1: Achieving The Transport Strategy** - requires development to contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan. All development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly by public transport, walking and cycling.
- 4.27 **TR3: Access, Traffic And Highway-Related Matters** – the policy permits development where accesses and works to the highway comply with the adopted standards of the Transport Authority; the development would not have a material detrimental impact on the functioning of the transport network and the proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists.
- 4.28 **TR4: Cycle Routes and Facilities** - Developments will be expected to make full use of opportunities to improve access for cyclists to, from and within the development and to integrate cycling through the provision of new facilities. Development of new facilities for cycling, such as cycle hire points and cycle parking, will be acceptable.
- 4.29 **TR5: Car and Cycle Parking and Electric Vehicle Charging** - Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. All new houses with dedicated off-street parking should provide charging points



Section 5

Planning Considerations

- 5.1. This section considers the planning aspects of the proposals. The preceding sections have provided the context for this assessment of the planning merits of the proposed development. The proposals have been assessed in relation to the key planning policies set out in the previous sections and are considered in turn below.

Principle of Development

- 5.2. Due to the development proposing a dwelling in the garden of 205 Henley Road, Local Plan policy H11 is relevant. The policy states that proposals for new residential development that includes land within the curtilage of private residential gardens will be acceptable where several criteria are met. The proposed dwelling has been assessed against these criteria, and is considered to comply with them for the reasons set out below

-  The proposed development makes a positive contribution to the character of the area in terms of its relationship with existing building form and spacing around buildings. It will deliver a modest size development limited to three storeys in height (with the third storey being a half-storey with the rooms in the roof rather than a full storey) on the front elevation. Whilst its height increases to four storeys on the rear elevation, this is due to the level changes across the site and is therefore acceptable. Importantly, its height is comparable to built form in the immediate surroundings and would be lower than the ridge line of the adjacent care home which stands nearly 3m higher than the proposal. The proposed layout respects the front and rear building lines and spacing around the property. The dwelling will be set back from the side boundary by approximately 1.5m to maintain sufficient space around the building and to ensure that the site is not overdeveloped.
-  The proposal incorporates parking to the front of the site as existing and does not propose any amendments to the site access. As such, the existing site access off Henley Road will be used.
-  The development will result in additional hard and soft landscaping at the site, particularly at the boundaries. This will improve the setting and visual amenity of the site and surrounding area.
-  Proposed external materials will reflect materials found locally and are high quality and appropriate to the site. The proposed fenestration arrangement and architectural features is similar to that at 205 Henley

Road and is a sympathetic response to the character and visual amenities of the area.

- ▣ The site is of adequate size to accommodate the proposed dwelling. It incorporates sufficiently sized private amenity space and includes space for landscaping, space around the building, parking and site access. In addition, the dwelling will meet national space standards. The development is therefore not cramped.
- ▣ The proposal will not result in tandem development as the proposed dwelling is located to the side of the existing dwelling at 205 Henley Road with a frontage to Henley Road.
- ▣ The design and layout minimises exposure of existing private boundaries to public areas as the development uses the existing site access and boundary treatment. The proposed new landscaping adjacent to site boundaries will provide additional privacy screening to the development.
- ▣ Being a corner plot, it only faces a neighbouring dwelling to the east (205 Henley Road). Due to its limited size, modest height and appropriate siting, the development will not affect neighbouring amenity.
- ▣ By proposing a four-bedroom dwelling, it positively addresses the requirement to provide family-sized housing.
- ▣ The development does not prejudice the satisfactory development of a wider area as a self-contained site. In fact the development sits well in the context of this changing local area that has seen the development of a care home next door and the development of 9 dwellings to the rear of the site.

- 5.3. The development involves the construction of a new dwelling on a brownfield site in the built-up area. It is sustainably located 2km west of central Caversham which is a District Centre in the Council's Local Plan hierarchy. Caversham contains a range of shops, services and amenities only a short distance from the site and other day-to-day amenities such as GP surgeries and schools are also within 2km of the site. The site is also accessibly located in terms of public transport connections, being close to bus stops on Henley Road and only 2km east of Reading train station. It is therefore considered to be sustainably located for new housing.
- 5.4. The site falls within Flood Zone 1 and therefore presents a low risk in terms of flooding to future occupants. It is in an established residential area, and by introducing a dwelling to the site, the development will be in keeping with surrounding residential land uses.
- 5.5. As the proposal seeks permission for development on a previously developed site within a built-up area, the principle of development accords with the NPPF which gives substantial weight to the value of using suitable brownfield land

within settlements for homes (paragraph 125). The NPPF also notes in paragraph 73 that small and medium sized sites such as this can make an important contribution to meeting the housing requirements of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.

- 5.6. It is therefore considered a sustainably located site suitable for new housing and the principle of development accords with policies CC1, H11 and the NPPF.

Design Considerations

- 5.7. Policy CC7 requires all development to be of high design quality that maintains and enhances the character and appearance of the area. Development should respond positively to their local context and create or reinforce local character and distinctiveness, create safe and accessible environments and be visually attractive due to high quality built form. NPPF paragraph 135 also expects development to achieve a high standard of design.

- 5.8. The design of the dwellinghouse positively responds to the above policy requirements for the following reasons:

-  The proposal will deliver a high standard of design and architecture. It adopts a design approach which is locally appropriate and responds to the site context, local distinctiveness and creates a sense of place. It proposes a palette of high-quality external materials which are sympathetic to materials found within the surrounding area.
-  The proposal be can comfortably accommodated within the site without any material harm to visual amenity owing to its corner location, sympathetic siting, level changes across the site and spacing around the property. The development will also be accompanied by new landscaping which will enhance and soften the appearance of the site. As such, the proposed dwelling is not considered to have a significant impact or appear overly dominant.
-  The dwelling will make efficient use of a previously developed site. By introducing a single dwellinghouse on the site, the proposal will not result in an overly dense form of development and will therefore reinforce the character of the surrounding area which largely comprises family dwellinghouses

- 5.9. As a result, the proposal will be acceptable in terms of its design, character and visual impact.

Quality of Proposed Residential Development

- 5.10. The dwellinghouse will comply with National Technical Space Standards, and occupants of the dwellinghouse will benefit from high quality outlook, high levels of natural light and natural ventilation. Due to the site's corner location,

it will be distanced from neighbouring dwellinghouses and as such, occupants will benefit from good levels of sunlight/daylight and privacy.

- 5.11. The dwellinghouse will provide a contemporary family home that will meet current standards in terms of accessibility, inclusivity, sustainability and energy efficiency. The dwellinghouse will also benefit from private amenity space to the rear of the dwelling. The proposed garden will respect the size and character of other similar spaces in the vicinity, and will not be compromised by the relationship of other buildings.
- 5.12. It is therefore considered that a good standard of accommodation will be provided which makes efficient use of the site.

Neighbouring Amenity

- 5.13. The NPPF states that planning should ensure a good quality of amenity for existing and future users, and Policy CC8 also includes requirements to protect the amenities of neighbouring properties. Specifically, it requires development to not detrimentally affect the living environment of existing residential properties in terms of privacy and overlooking, sunlight and daylight, visual dominance and overbearing effects, harm to outlook, noise and disturbance, artificial lighting, vibration, dust and fumes, smell and crime and safety. The policy states a back-to-back distance of 20m between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.
- 5.14. The proposed dwelling is located on a corner plot distanced from any neighbouring dwellings to the west and will comply with separation distance requirements of policy CC8. Due to its appropriate siting and limited height, it will not affect dwellings to the east (205 Henley Road in particular as this is closest to the site).
- 5.15. Any external lighting will be limited and not result in light pollution.
- 5.16. In terms of noise and disturbance, due to the proposal introducing a single dwellinghouse to the site, it will not result in any material increase in noise and disturbance.
- 5.17. The proposal will therefore protect the amenities enjoyed by nearby and adjacent properties in line with Policy 33. The proposal is also consistent with the advice in the NPPF which seeks to ensure safe and healthy living conditions.

Affordable housing

- 5.18. Policy H3 requires residential development will make appropriate contribution towards affordable housing to meet the needs of Reading. On sites of 1 – 4 dwellings, a financial contribution is required to enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.

- 5.19. Further details on this will be discussed during the course of the application.

Flooding and Drainage

- 5.20. The site is located within Flood Zone 1 with low risk of flooding from river or sea. It is therefore not situated in an area of flood risk. The proposal is not considered to result in any material increase the flood risk of the site. Adequate provision for surface water and foul drainage is provided, further details of which can be secured by condition if necessary.

Highways Considerations

- 5.21. Given that the proposal seeks permission for only a single rather than multiple dwellings, it will not materially affect local highway conditions in terms of traffic generation.
- 5.22. The proposal will provide 2 dedicated car parking spaces conveniently located to the front of the dwelling, alongside spaces to serve 205 Henley Road. In addition, secure cycle parking provision is provided in the rear garden in accordance with Council standards.
- 5.23. The dwelling will make use of the existing access arrangements into the site. It will therefore not introduce a new point of access from the highway.
- 5.24. Refuse servicing will be provided and deliveries will be made via Henley Road as existing.
- 5.25. The proposals are therefore acceptable in terms of highways considerations and comply with the NPPF and Local Plan policies policies TR1, TR3, TR4 and TR5 and relevant sections of the NPPF. Sufficient space for car and cycle parking is proposed in line with policies 8 and 39 of the Local Plan and T4 of the emerging Local Plan which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.

Air Quality

- 5.26. The site is in an Air Quality Management Area. Policy EN15 states that development should have regard to the need to improve air quality and reduce the effects of poor air quality. Where a development would introduce sensitive uses (such as residential) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.
- 5.27. The application is accompanied by an Air Quality Assessment.

Sustainability

- 5.28. The proposal will deliver an energy efficient new home that uses sustainable materials, design and construction methods. The proposal is therefore considered to comply with the Local Plan and the NPPF which requires the design of all new development to consider the use of sustainable construction techniques.

Biodiversity / Ecology impact

- 5.29. The proposal does not include development which impacts a priority habitat and it impacts less than 25 square metres of on-site habitat and 5 metres of on-site linear habitats (hedgerows). As such, the proposals are considered to be exempt from Biodiversity Net Gain (BNG) requirements.
- 5.30. The proposals will utilise an existing brownfield site, resulting in no harm to protected species nor any ecological harm generally.



Section 6

Conclusions

- 6.1. This application seeks planning permission for the following development:

Construction of a dwelling (Use Class C3) to adjoin no. 205 Henley Road, with associated parking, amenity space, and use of existing site access.

- 6.2. The proposals will bring forward a modern, high-quality design and sustainable family-sized dwellinghouse on a previously developed site within an established residential area close to central Caversham, a range of local services, amenities and public transport connections.
- 6.3. The development will deliver a high quality and spacious family accommodation for prospective occupants. It will deliver private amenity space and new landscaping which will improve the setting of the site and the visual amenity of the area.
- 6.4. The development will safeguard the character and appearance of the area due to the contextually appropriate proposed building height and due to it respecting established building lines and maintaining space around the building.
- 6.5. The proposal will not harm the amenity of adjacent properties due to its corner location, sympathetic height and appropriate siting which maintains adequate separation distances to the site boundaries and neighbouring dwellinghouses.
- 6.6. Refuse storage is proposed in a dedicated store area where it will be easily accessed by residents and refuse collectors.
- 6.7. Appropriate vehicular and cycle parking is provided within the site in accordance with Council standards.
- 6.8. The site is in Flood Zone 1 (low risk of flooding) and adequate provision for surface water and foul drainage is provided.
- 6.9. The development complies with the policies of the NPPF and will have significant benefits in terms of making more efficient use of a sustainable brownfield site in the built-up area and in proximity local services and amenities.
- 6.10. It is therefore respectfully requested that planning permission is granted for this application.

Solve Planning Ltd
Office 6
First Floor
Eastgate House
Dogflud Way
Farnham
Surrey
GU9 7UD
01252 916655
info@solveplanning.co.uk

	Initials	Date
Prepared by	KA	03/10/2025
Checked by	RO	08/10/2025
Finalised by	RO	14/10/2025