

Planning Statement

176 Northumberland Avenue, Reading, RG2 7PU

Proposed extensions and alterations to create 2 family sized flats (1-3bed & 1-4bed), with associated parking, cycle storage and refuse storage.

1. Introduction

This Planning Statement has been prepared to support a planning application for works at 176 Northumberland Avenue, Reading, RG2 7PU. The property is currently in residential use as two flats (a 2-bedroom flat at ground floor and a 3-bedroom flat at first floor). The proposal seeks planning permission for extensions and alterations to provide two family-sized units, 1-3 bed flat and 1-4 bed flat while retaining the same number of residential units (2 dwellings).

The scheme includes on-site infrastructure to support the development, including 4 off-street parking spaces, secure cycle storage and dedicated bin storage within the site.

2. Site and Surroundings

The application site comprises a large residential plot on Northumberland Avenue within an established residential area of Reading. The surrounding townscape is predominantly residential in character, with dwellings set within individual plots and gardens. The site benefits from a sustainable location within the urban area, with access to local facilities and public transport connections typical of Reading.

3. Existing Development

The existing building is a two-storey residential property arranged to provide two self-contained flats. The existing layout and external appearance are shown on the submitted Existing Ground Floor Plan, Existing First Floor Plan and Existing Elevations.

4. Proposed Development

The proposal comprises extensions and alterations to reconfigure the internal accommodation and provide two improved, family-sized flats as follows:

- Flat 1 (ground floor): 3-bedroom self-contained flat.
- Flat 2 (first floor): 4-bedroom self-contained flat.

The overall number of dwellings would remain unchanged (2 existing to 2 proposed), with the scheme focused on improving accommodation standards and providing larger homes appropriate to the site's size and setting.

The Proposed Site Plan illustrates that the site can accommodate the development alongside appropriate servicing arrangements, including 4 off-street parking spaces, cycle storage and bin storage.

5. Planning Policy Context

The application should be considered against the Development Plan for Reading Borough and relevant national planning policy and guidance. Key considerations include (amongst others) the following high-level matters:

- The principle of development and efficient use of land within an established residential area.
- High quality design and response to local character.
- Living conditions for future occupiers (internal layout, daylight/outlook and amenity provision).
- Impact on neighbouring residential amenity (privacy, outlook and daylight).
- Highway safety and sustainable travel (car parking, cycle parking and access).
- Appropriate refuse and recycling storage.

6. Planning Assessment

6.1 Principle of Development

Residential use is established on the site and the proposal would retain two dwellings. The scheme therefore represents a qualitative enhancement rather than a numerical intensification of housing units. By delivering two larger family homes, the proposal makes effective use of the site in a sustainable urban location.

6.2 Design, Scale and Appearance

The proposed extensions and alterations have been designed to form a coherent and proportionate addition to the existing building. The scale of development is facilitated by the large plot, enabling the building to be extended without resulting in a cramped form of development. The design approach seeks to respect the character of the existing dwelling and the prevailing residential context of Northumberland Avenue.

6.3 Impact on Neighbouring Amenity

The proposal has been developed with regard to neighbouring amenity. The works remain within the existing residential plot and are of a scale that can be accommodated within the street's established pattern. The submitted drawings demonstrate that window arrangement and building form can be delivered to avoid unacceptable overlooking, overbearing impacts or loss of light to neighbouring properties.

6.4 Quality of Accommodation for Future Occupiers

The proposal results in two larger flats with family-oriented layouts. The reconfiguration and extension of the building allows for improved internal arrangements, with adequate rooms and supporting facilities expected for 3&4-bedroom accommodation. The large plot also provides the opportunity to retain meaningful outdoor amenity space for occupiers.

6.5 Access, Parking, Cycle Storage and Refuse Storage

The proposal provides a comprehensive servicing arrangement within the site as shown on the Proposed Site Plan.

Car parking:

Four off-street parking spaces are proposed within the curtilage. Given the site size and the retention of two dwellings, this level of provision is considered appropriate and helps to avoid parking pressure on surrounding streets.

Cycle storage:

Secure cycle storage is proposed for the benefit of residents, supporting sustainable travel choices. The storage is intended to be convenient, safe and accessible.

Refuse and recycling:

Dedicated bin storage is proposed to serve the two flats. This ensures bins can be stored discreetly within the site and presented for collection without detriment to the appearance of the street scene or inconvenience to residents.

6.6 Sustainability and Drainage

The proposal will incorporate modern construction methods and fixtures appropriate to a residential extension scheme, supporting energy efficiency and water conservation where practicable. Surface water will be managed using suitable on-site measures, and any required upgrades to drainage would be implemented as part of the development.

6.7 Affordable Housing

Affordable Housing Reading Borough Council's affordable housing requirements are primarily set out within the Reading Borough Local Plan, including Policy H5 (Affordable and Specialist Housing), which seeks the provision of affordable housing on qualifying residential developments above defined thresholds. The proposed development would not result in a net increase in the number of residential units on the site, with the scheme retaining two dwellings (2 existing to 2 proposed). Instead, the proposal focuses on improving the size, quality and functionality of the existing accommodation by providing two family-sized three & four-bedroom flats within the established residential use of the site. As there is no net uplift in dwelling numbers and the proposal falls well below the scale of development at which affordable housing contributions would normally be sought, the scheme does not trigger affordable housing policy requirements. Notwithstanding this, the proposal would contribute positively to the Borough's housing objectives by delivering larger family accommodation within the urban area, supporting the efficient use of an existing residential site in a sustainable location.

7. Conclusion

The proposal at 176 Northumberland Avenue seeks planning permission for extensions and alterations to provide two flats (1-3bed & 1-4bed) within a large residential plot. The scheme retains the same number of dwellings, improves the quality and size of accommodation, and provides appropriate on-site parking (4

spaces) together with cycle and bin storage. The development is considered to represent an appropriate form of development in planning terms and should be supported.

Appendix A: Submitted Drawing List

Drawing No.	Drawing Title	Status / Notes
9504 PL-03.01	Existing Ground Floor Plan	Existing
9504 PL-03.02	Existing First Floor Plan	Existing
9504 PL-03.04	Existing Elevations	Existing
9504-1 PL-02	Existing Block Plan & Proposed Block Plan	Planning drawings
9504-1 PL-04.01	Proposed Site Plan	Proposed
9504 PL-04.02	Proposed Plans	Proposed