

Date: **Friday, 06 March 2026**
Address: **90 Stone Street, Reading, RG30 1HU**
Project Title: **Full Planning Application – Reinstatement of Lapsed Permission PL/02/0654 for Two Semi-Detached Dwellings, 90 Stone Street**



Fig. 1 90 Stone Street, Reading, RG30 1HU

This Design and Access Statement has been prepared in support of a full planning application to Reading Borough Council for the proposed construction of two semi-detached residential dwellings on land immediately adjacent to 90 Stone Street, Reading, RG30. The purpose of this statement is to provide a clear and comprehensive explanation of the design principles, site context, access arrangements, and planning considerations underpinning the proposed development, demonstrating that it is both appropriate and sensitive to the existing streetscape.

It is important to note that the site has benefitted from a previous planning approval (Planning Reference: PL/02/0654) for the same development, which has since lapsed. The current application seeks to reinstate and update the lapsed permission, reflecting minor adjustments necessary to meet current planning guidance and regulatory requirements. This submission ensures that the Council has full and up-to-date information to assess the proposed development comprehensively.

1. Site Context and Surroundings

The application site is situated at the western end of Stone Street, a predominantly residential area within the RG30 postcode of Reading. The immediate context is characterised by a combination of terraced homes and semi-detached dwellings, reflecting the traditional urban fabric of the street. The site is located adjacent and within the premises to the end-of-terrace property at 90 Stone Street, occupying a currently large vacant side garden.

The surrounding area exhibits a consistent architectural rhythm, with terraced dwellings of two storeys, pitched roofs, and brick façades, complemented by private driveways and modest rear gardens. This continuity contributes to the cohesive visual identity of the street. The proposed development has been designed to respond sympathetically to this established pattern, completing the street frontage and reinforcing the character of the area without introducing discordant elements.

The site's topography is generally level with the existing street, and it is well-connected to local amenities and transport infrastructure. Vehicular access is available directly from Stone Street, and pedestrian connections to the surrounding area are convenient and safe. The integration of the new dwellings within this context seeks to enhance the continuity of the streetscape and maintain the residential amenity of neighbouring properties.



Proposed for

Development in red

2. Planning History and Rationale

Historically, the site benefitted from a full planning permission (PL/02/0654) for the construction of two semi-detached dwellings, including associated driveways and rear gardens. While this approval established the principle of development on the site, the permission has since lapsed due to the passage of time without commencement.

The current application aims to reinstate this previously approved development, updating the submission to reflect current design standards, environmental considerations, and planning policies. The reinstatement approach demonstrates continuity with the Council's prior approval while ensuring that the proposal is fully compliant with current guidance on flood risk, design, and accessibility. This includes minor amendments to the site layout and provision of additional information to ensure clarity and regulatory compliance.

The reinstatement of the lapsed planning permission not only respects the Council's previous assessment but also contributes to the efficient use of urban land, providing residential development in a location already deemed suitable for such use.

3. Proposal Description and Design Principles

The proposed development comprises two semi-detached dwellings, each with its own private driveway and rear garden. The dwellings are designed with pitched roofs, brick façades, and proportions consistent with neighbouring properties, ensuring that the development blends seamlessly with the surrounding terraces and semi-detached homes.

The layout has been carefully considered to respect privacy, daylight, and outlook for adjacent properties, maintaining the amenity of existing residents. Both dwellings are set back appropriately from the street frontage to align with the established building line, reinforcing the visual rhythm of Stone Street. The proposed development will therefore complete the streetscape, providing a sense of continuity and cohesion that is currently interrupted by the vacant plot.

The design also reflects principles of sustainability and resilience. Surface water management is incorporated through Sustainable Urban Drainage Systems (SuDS), ensuring that runoff is managed efficiently and flood risk is mitigated. Finished floor levels are set to provide protection from potential flooding, particularly as parts of the site fall within Flood Zone 2, while safe access and egress routes are maintained throughout the development.

4. Flood Risk and Environmental Considerations

A detailed Flood Risk Assessment (FRA) has been prepared to accompany this application, recognising that the site lies partly within Flood Zone 1 (low probability) and partly within Flood Zone 2 (medium probability). The FRA demonstrates that the proposed dwellings can be constructed

safely without increasing flood risk elsewhere, complying with the Council's SFRA and national guidance.

Key mitigation measures include:

- Finished floor levels elevated above surrounding ground levels to reduce the risk of floodwater ingress.
- Incorporation of SuDS to manage surface water run-off, prevent surcharge of existing drainage networks, and maintain environmental sustainability.
- Ensuring safe and accessible pedestrian and vehicular routes throughout all flood scenarios anticipated for the site.

These measures ensure that the development remains safe, sustainable, and resilient to climate change and extreme weather events throughout its lifetime.

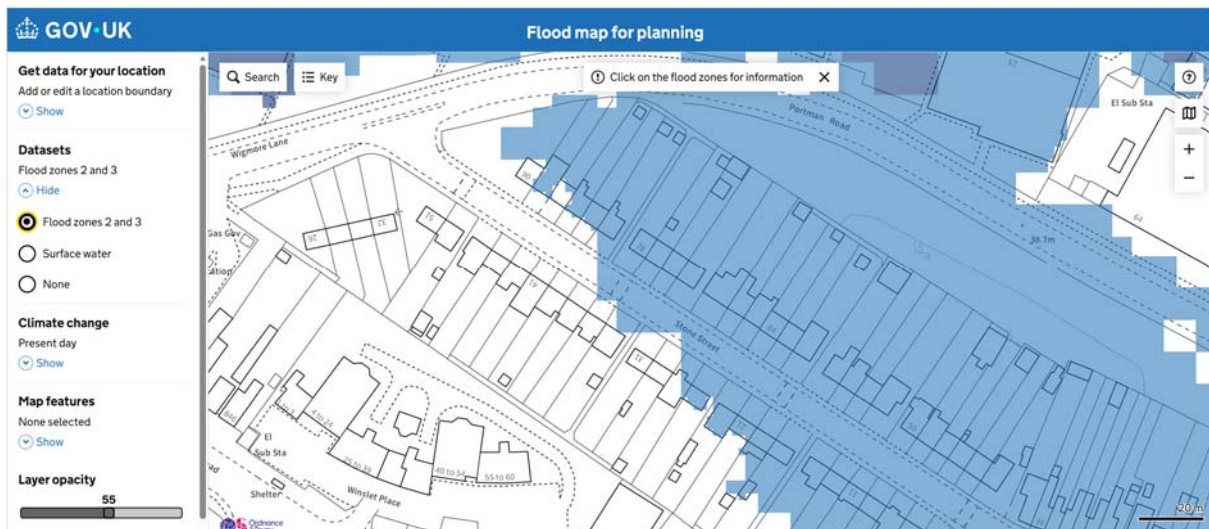


Fig. 3 Flood Zones 90 Stone Street, Reading, RG30 1HU

[Map – Flood map for planning – GOV.UK](https://www.gov.uk/flood-map-for-planning)

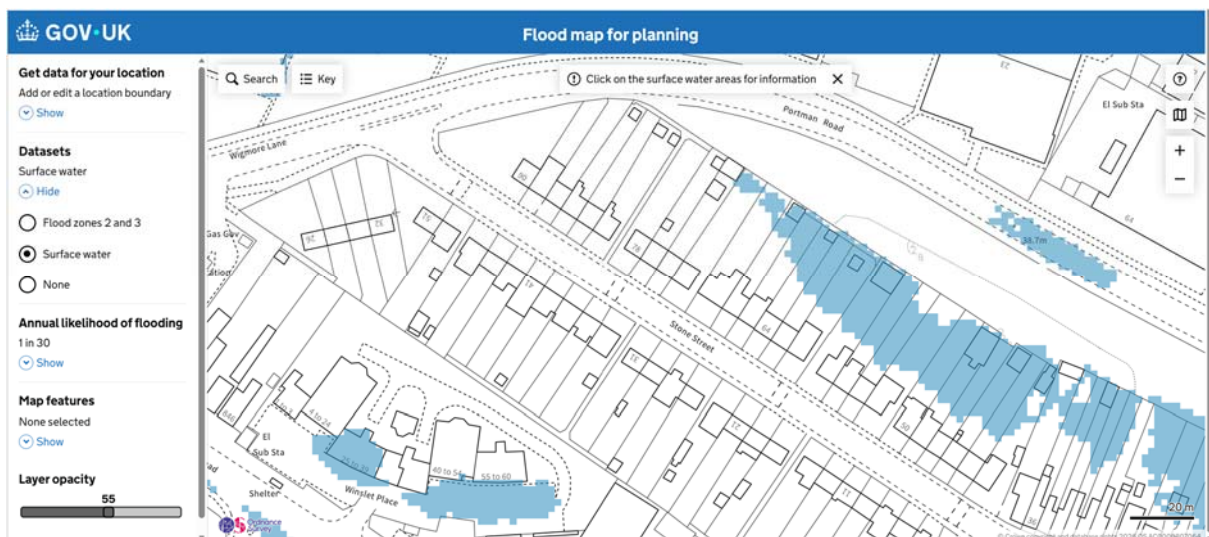


Fig. 4 Surface Water 90 Stone Street, Reading, RG30 1HU

[Map – Flood map for planning – GOV.UK](https://www.gov.uk/flood-map-for-planning)

7. Conclusion

This Design and Access Statement illustrates that the proposed development of two semi-detached dwellings at 90 Stone Street, RG30 is well-considered, sensitive to its context, and fully compliant with both national and local planning policies. By reinstating the lapsed planning permission and providing updated supporting information, the application ensures that the development is safe, sustainable, and visually harmonious with the surrounding streetscape.

The reinstatement of this permission will enable the site to be brought into productive use, completing the streetscape along Stone Street with dwellings that respect the scale, form, and character of neighbouring properties. The design incorporates robust flood risk mitigation, sustainable drainage measures, and safe access for all users, ensuring a resilient and high-quality residential environment.

We therefore respectfully request that Reading Borough Council grants planning permission for this development, reinstating the previous approval and allowing the project to proceed in accordance with the approved and updated plans.

Design and Access Statement by Valentina Antoniu



*Fig. 6 HB_004 – Proposed Site Plan Plan 90 Stone Street, Reading, RG30 1HU
See plans attached within this application*