

Planning Statement on behalf of
Clear Sight Developments Ltd, C/O The Keen Partnership at
26 New Lane Hill, Reading, RG30 4JP
Project Ref 9449
Date. April 2026



Frontage of the current site

1.0 Introduction

This Planning Statement has been prepared in support of a full planning application for the redevelopment of 26 New Lane Hill, Tilehurst, Reading. The proposal seeks permission for the demolition of the existing bungalow and garage and the construction of two detached five-bedroom dwellings with associated parking, cycle storage, refuse storage and landscaping.

The application follows pre-application discussions with Reading Borough Council (Ref: PL/25/0902). The scheme has been developed in direct response to that advice, which confirmed that the redevelopment of the site for two dwellings is acceptable in principle, subject to the resolution of detailed technical matters.

The proposal represents a sustainable form of development that accords with the Development Plan and the National Planning Policy Framework (NPPF, 2024).

2.0 Site Context

The application site comprises a detached bungalow located within an established residential area on the north side of New Lane Hill. The site occupies a relatively large plot and is characterised by a single-storey dwelling, mature vegetation and an existing vehicular access.

The surrounding area is residential in character and displays a varied pattern of development, including detached and semi-detached dwellings of differing architectural styles. The site is sustainably located with access to local services, public transport and schools, consistent with the objectives of sustainable development.



3.0 Pre-Application Engagement

The applicant engaged in formal pre-application discussions with Reading Borough Council (Ref: PL/25/0902), with a written response issued in September 2025. The Council confirmed that the principle of redeveloping the site to provide two dwellings is acceptable, noting that the proposal represents an appropriate and efficient use of the site and results in a net gain of a family-sized dwelling.

The pre-application response also confirmed that the proposed design is broadly sympathetic to the character of the surrounding area and that there were no identified concerns in respect of residential amenity or parking provision.

The advice identified a number of technical matters requiring further consideration, including biodiversity, trees, ecology, and the provision of supporting information. The current application has been prepared in direct response to this advice and is supported by the following:

- An Arboricultural Impact Assessment and Method Statement confirming that the development is acceptable in relation to trees and that appropriate protection measures will be implemented
- A Preliminary Ecological Appraisal and Biodiversity Net Gain assessment demonstrating compliance with Policy EN12
- A Preliminary Ecological Appraisal, including a Preliminary Roost Assessment, confirming that the site has negligible potential for roosting bats and that no further surveys are required
- A street scene drawing demonstrating the relationship of the proposed dwellings to neighbouring properties
- Details of cycle storage, refuse storage and electric vehicle charging in accordance with Policy TR5

Accordingly, the current submission demonstrates that all matters raised at the pre-application stage have been fully considered and addressed.

4.0 Planning Policy Context

The application has been assessed against the relevant policies of the Reading Borough Local Plan (2019) and the National Planning Policy Framework (2024). The key policy consideration is the presumption in favour of sustainable development set out in Paragraph 11 of the NPPF, which requires that proposals which accord with the development plan should be approved without delay.

At a local level, the proposal is principally assessed against policies relating to housing delivery, design, residential amenity, biodiversity, trees and transport.

5.0 Assessment

5.1 Principle of Development and Housing Provision

The proposal involves the replacement of a single dwelling with two family-sized dwellings, resulting in a net gain of one residential unit. This represents an efficient use of land within an established residential area and is supported by Policy H1, which seeks to increase housing provision, and Policy H2, which promotes the efficient use of suitable sites.

The site is not subject to any designations that would restrict residential development, and the principle of intensification has been confirmed as acceptable through the pre-application process. The proposal also represents an appropriate intensity of development for the site in accordance with Policy CC6.

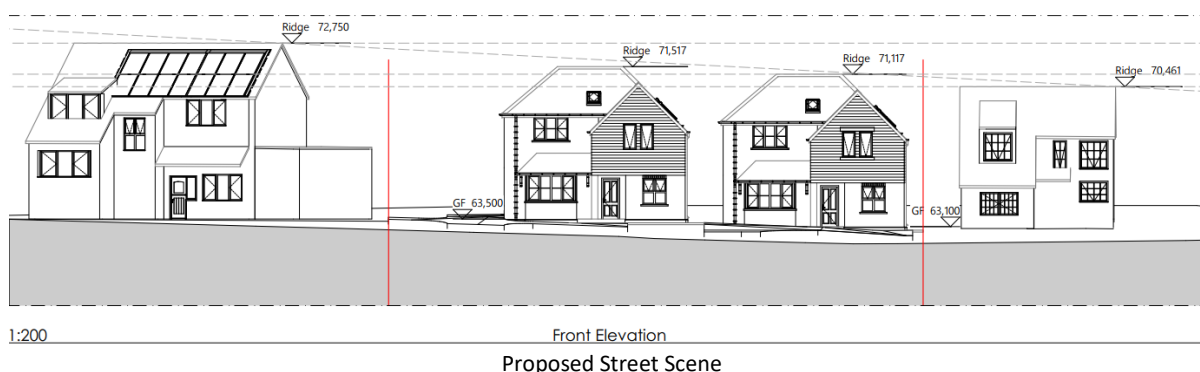
5.2 Design and Character

Policy CC7 requires development to respond positively to local character. The proposed dwellings have been designed to reflect the varied nature of the surrounding street, adopting a scale, form and layout that sit comfortably within the existing pattern of development.

The inclusion of a street scene drawing demonstrates that the proposal integrates appropriately with neighbouring properties in terms of height, massing and building line. The development also complies with Policy H5 by providing high-quality residential accommodation that meets national space standards and incorporates appropriate internal layouts.

Both proposed dwellings are identical in terms of their internal layout, scale and overall design approach, as demonstrated within the submitted floor and roof plans. This ensures a consistent and cohesive form of development across the site, reflecting the established pattern of residential development in the surrounding area.

The proposed dwellings are also designed to meet M4(2) accessible and adaptable standards in accordance with Policy H5.



Materials

The proposed materials comprise facing brickwork (Aldwick Blend), plain red-brown clay roof tiles, and black uPVC windows, soffits, fascias and rainwater goods, with black composite doors. These materials have been selected to reflect the prevailing character of the surrounding area and to ensure a high-quality and cohesive appearance in accordance with Policy CC7.

5.3 Residential Amenity

Policy CC8 seeks to ensure that development does not result in unacceptable harm to residential amenity. The proposed layout has been carefully designed to avoid overlooking, loss of privacy or overbearing impacts on neighbouring properties.

Adequate separation distances are maintained, and the orientation of the dwellings ensures that there is no material loss of daylight or sunlight. The proposal also provides private outdoor amenity space of an appropriate size, consistent with Policy H10.

5.4 Trees and Landscaping

Policy CC7 requires development to achieve a high standard of design, including appropriate landscaping, while Policy EN14 seeks the protection and enhancement of trees and green infrastructure.

An Arboricultural Impact Assessment and Method Statement have been prepared in accordance with BS5837:2012 to assess the quality and constraints of trees on and adjacent to the site.

The assessment confirms that all trees within and adjacent to the site are categorised as low-quality Category C trees, with limited Arboricultural and wider amenity value, and do not represent a constraint to development. The site is not subject to any Tree Preservation Orders and is not located within a Conservation Area.

The proposed development necessitates the removal of a small number of low-quality trees and minor pruning to an off-site tree to facilitate appropriate clearance. The report confirms that these works will not result in any significant impact on the overall tree cover or character of the area.

Importantly, the layout has been designed to position the proposed dwellings outside the root protection areas of retained trees, ensuring that the majority of existing boundary vegetation can be retained and protected during construction.

The application is supported by a detailed Landscape Proposal Plan, which provides a comprehensive scheme of replacement and enhanced planting. This includes new tree planting and native hedgerows, ensuring that the development results in no net loss of tree cover and delivers an overall enhancement to the site's landscape structure.

Each dwelling benefits from private garden space incorporating lawn and planting areas, contributing to both residential amenity and the overall green character of the development. The use of soft landscaping to the frontage ensures that the development integrates appropriately within the surrounding residential context and avoids an overly urbanised appearance.

The landscaping proposals have been designed in conjunction with the Arboricultural Impact Assessment to ensure that retained trees are protected and that root protection areas are respected during construction, with tree protection measures implemented in accordance with BS5837:2012.

Overall, the proposed development has been carefully designed to respond to arboricultural constraints and is considered acceptable in relation to trees, while also enhancing the visual quality of the site in accordance with Policies CC7 and EN14.

5.5 Biodiversity

Policy EN12 of the Reading Borough Local Plan requires development to protect and enhance biodiversity and deliver a net gain where possible.

The application is supported by a Preliminary Ecological Appraisal, including a Preliminary Roost Assessment, which assesses the ecological value of the site and the potential for protected species.

The site is characterised by habitats typical of a residential garden setting, including managed grass, ornamental planting and scattered trees, and is of low ecological value. The site is not subject to any statutory or non-statutory ecological designations.

The assessment confirms that the existing buildings have negligible potential to support roosting bats, with no evidence of bat activity identified during survey. As such, no further bat surveys or mitigation measures are required in this regard.

The proposed development will not result in the loss of any habitats of significant ecological value and will not give rise to any unacceptable impacts on protected species, subject to the implementation of standard precautionary measures during construction.

The development has been designed to incorporate biodiversity enhancements in accordance with Policy EN12, including wildlife-friendly landscaping, the provision of integrated bat and bird boxes, and measures to maintain permeability for species such as hedgehogs.

In addition, the proposal will deliver a measurable Biodiversity Net Gain in accordance with the requirements of the Environment Act 2021.

Overall, the proposal accords with Policy EN12 and the relevant provisions of the NPPF in respect of conserving and enhancing the natural environment.

5.6 Access and Parking

Policy TR3 requires that development provides safe and suitable access, while Policy TR5 relates to parking provision. The proposal retains and improves access to the site and provides appropriate parking in accordance with adopted standards.

Each dwelling is provided with two off-street parking spaces, resulting in a total of four spaces across the site in accordance with adopted standards. Secure cycle storage is also provided for each dwelling, alongside dedicated refuse storage to facilitate appropriate waste collection arrangements in accordance with Policy CC5. Electric vehicle charging points are incorporated within the development, ensuring compliance with Policy TR5 and supporting the transition to low-emission transport.

5.7 Sustainability

The proposal accords with Policy CC1, which promotes sustainable development. The site is located in a sustainable area, and the dwellings are designed to incorporate energy-efficient construction and water-saving measures. A Sustainability Statement has been submitted to support the application.

6.0 Planning Balance

The proposed development accords with the development plan as a whole. It delivers a net gain of family housing in a sustainable location, makes efficient use of residential land and provides high-quality accommodation without causing harm to the character of the area or the amenity of neighbouring occupiers.

The proposal accords with Policy CC1, which supports sustainable development proposals that comply with the development plan. The pre-application response confirmed that there are no in-principal concerns with the redevelopment of the site, and the current submission demonstrates that all matters raised at that stage have been appropriately addressed.

In accordance with Paragraph 11 of the NPPF, there are no material considerations that indicate that planning permission should be refused.

7.0 Conclusion

The proposal represents a sustainable and policy-compliant form of development that responds positively to its context and delivers additional family housing within the Borough. The scheme has been informed by pre-application advice and supported by the necessary technical information.

Accordingly, we hope that full planning permission can be granted.

Emma Louise Watts

The Keen Partnership