

LANDSCAPING AND BIODIVERSITY NOTE

20 Coldicutt Street, Caversham, Reading RG4 8DU Retrospective Change of Use to 2 Residential Units

1. Introduction

This note has been prepared in support of a retrospective planning application for the change of use of the ground floor from Class E (commercial) to Class C3 (residential), resulting in two self-contained residential units.

The note provides clarification on the layout and use of external areas, including private amenity space, and outlines opportunities for biodiversity enhancement.

2. Existing Site Context

The site comprises a terraced property with a rear garden area, currently of limited quality and functionality.

The existing first floor flat does not benefit from direct or clearly defined access to external amenity space, and the arrangement of the rear garden area is informal.

3. Proposed Garden Layout

The proposal rationalises and formalises the use of the rear external space.

- Private amenity space is provided for both residential units
- Garden areas are clearly defined and proportionate to the scale of each flat
- The layout improves usability and accessibility compared to the existing situation

The reconfiguration ensures that both units benefit from appropriate outdoor space, consistent with residential use.

4. Bin and Cycle Storage

Dedicated areas are provided within the site for:

- Refuse and recycling storage
- Secure cycle parking

These are positioned within the rear garden area and are designed to be:

- Easily accessible
 - Appropriately screened where possible
 - Integrated into the overall layout of the site
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5. Soft Landscaping and Biodiversity

Given the limited scale of the site, landscaping is proportionate but includes opportunities for biodiversity enhancement.

Measures include:

- Retention of existing garden areas
- Introduction of low-maintenance planting (e.g. shrubs, planting beds or climbers)
- Potential use of permeable surfaces where appropriate

These measures will provide:

- Visual improvement to the site
 - Small-scale habitat opportunities
 - Increased ecological value compared to the existing condition
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6. Conclusion

The proposal:

- Provides clearly defined and usable private amenity space for both units
- Incorporates appropriate provision for bin and cycle storage
- Includes proportionate soft landscaping and biodiversity enhancements

The development therefore represents an improvement over the existing situation and is acceptable in landscaping and environmental terms.