



PLANNING DESIGN AND ACCESS STATEMENT

In support of an application for

Erection of a New Dwelling at



98 Conisboro Avenue

Caversham

Reading

RG4 7JF

June 2026

Contents

Introduction	3
Pre application advice.....	3
Planning Policies.....	3
Site Context.....	4
Site Guidelines & Initial Considerations	5
Proposal & Design.....	8
Positioning and Layout	8
Changes Following Refused Application Ref No. 240054	8
Scale and Footprint.....	10
Changes Following Refused Application Ref No. 240054	10
Character & Design.....	12
Residential Amenity.....	13
Access & Parking	13
Landscaping & Ecology	13
Energy Efficiency	14
Drainage & Flood Risk	14
Conclusion.....	14

Introduction

This statement provides supporting information for the full planning application for a proposed 1½ storey new dwelling with self-build purposes at 98 Conisboro Avenue.

This proposal is an alternative to the previous application (Ref. No. 240054), which was refused for reasons outlined later in this document. The purpose of this statement is to demonstrate how the design team has addressed the issues raised in the refusal and appeal decision notices.

This application submission includes a design that reflects the advice given throughout the previous full application as well as from the pre application advice seek before this. The mains issues were:

- **Scale and Massing** – meaning the negative effect on the character and appearance of the area.
- **Layout and Positioning** – highlighting footprint position, boundary treatments and visual impacts, resulting in a negative effect on the area’s character and impacts on living conditions of neighbours.
- **Effect on Trees and Biodiversity** – a reason included on the Appeal Decision document, considering particularly the removal of a privet hedge existing on site.

These concerns listed above and the way they have been addressed are commented further below in this document, where commenting the material considerations for [the proposal](#).

Pre application advice

This proposal was submitted for pre-application advice under reference PL25/1461 to the Reading Borough Council Planning Authority. Positive feedback was received from officers, who acknowledged the intention of the scheme to address and resolve the concerns raised in the previous application.

Planning Policies

This application is assessed against the National Planning Policy Framework (NPPF) 2024 and the National Planning Policy Guidance, as well as the following RBC Local Plan policies:

- Policy CC1 – Presumption in Favour of Sustainable Development
- Policy CC2 – Sustainable Design and Construction
- Policy CC7 – Design and the Public Realm

- Policy CC8 – Safeguarding Amenity
- Policy EN12 – Biodiversity and the Green Network
- Policy EN14 – Trees, Hedges and Woodland
- Policy H1 – Provision of Housing
- Policy H2 – Density and Mix
- Policy H3 – Affordable Housing
- Policy H5 – Standards for New Housing
- Policy H10 – Private and Communal Outdoor Space
- Policy H11 – Development of Private Residential Gardens
- Policy TR3 – Access, Traffic and Highway Related Matters
- Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging

Site Context

98 Conisboro Avenue is situated in a residential neighbourhood near the northwest edge of Caversham. The majority of neighbouring residences are spacious detached houses with substantial garden areas and driveways.



The property adjacent to the northwest of 98 Conisboro Ave, identified as number 100a, is a mid-20th century two-story house. Characterized by dormer windows on the roof, a bay window at the ground floor living room, and a gable porch marking the entrance, it embodies traditional architectural features. To the southeast of 98 Conisboro Ave, are the semi-detached properties of Morecambe Avenue, with their long rear gardens adjacent to the application site.

Notable features of these dwellings include bay windows, gable ends on the front, and bespoke cladding finishes. To the northeast and set behind 100a is 100 Conisboro Avenue, the original house built in the late Edwardian period. This property would be directly adjacent to the rear garden of the proposed development.



Finally, on the northeast, the proposed development site would also be adjacent to the rear garden of 169 Kidmore Road to the east.

Site Guidelines & Initial Considerations

98 Conisboro Avenue is approximately 0.18 hectares in area. Currently, it hosts a two-storey dwelling on the west side, with a spacious garden. The garden area is substantial enough to accommodate a new dwelling while maintaining ample amenity spaces for both the existing and proposed houses.

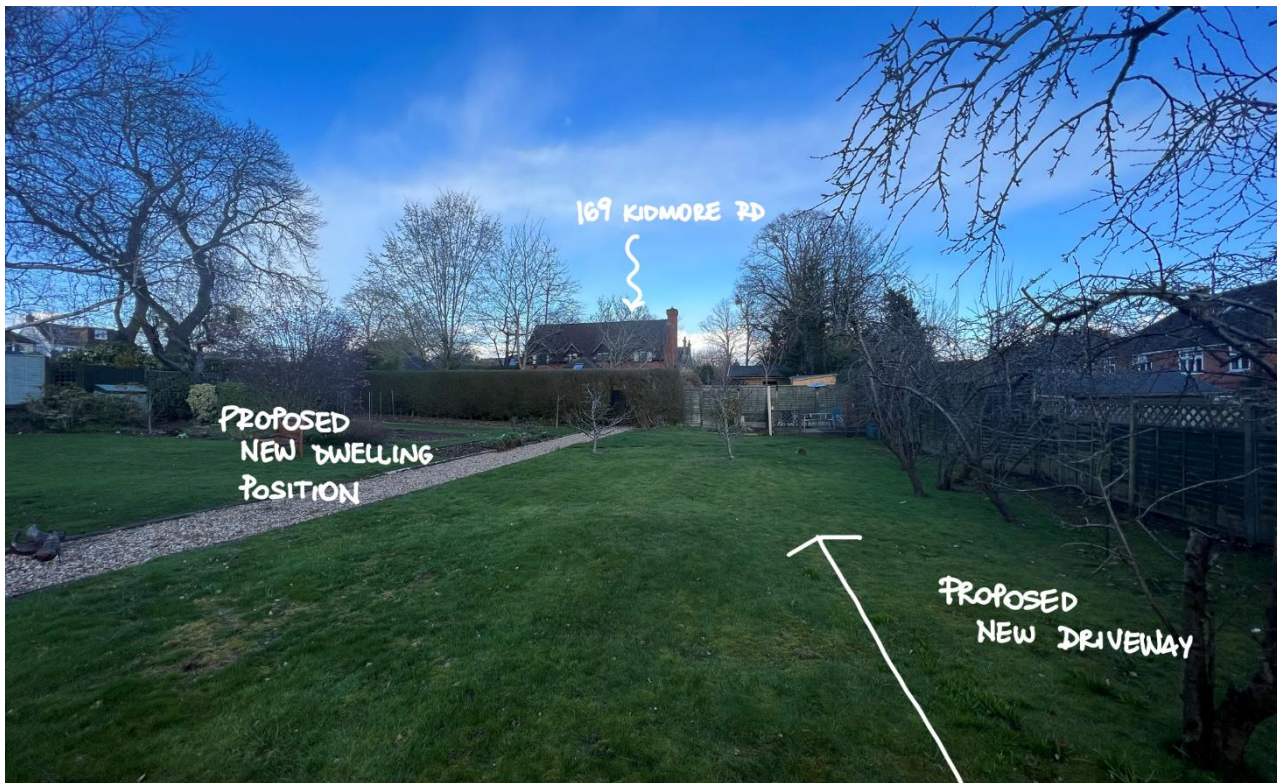




There are two accesses serving the existing dwelling and a third access point leading to a parking space. The latter is within a gap of 11m between the southeastern boundary and the host dwelling which is sufficient space to accommodate a potential new driveway.

Surrounded by sections of hedges, the site features prominent mature trees generally located adjacent to the existing boundaries providing natural screening particularly along the northeast boundary. Notable elements in the garden include low shrubs, fruit trees, and a silver birch located centrally within the plot. The topography of the site exhibits a few minor level variations but is predominantly flat.





These existing features contribute to the overall layout of the proposed development and accessibility of the site.

Proposal & Design

The proposed planning application involves subdividing the existing site into two plots, with the retention of the existing dwelling and the development of a new dwelling in the current rear garden, to align with 100 Conisboro Avenue. The new plot will cover an approximate area of 0.1 hectares. This provides ample space for the erection of a new modest dwelling while ensuring sufficient amenity areas for both the existing and new residences.

Positioning and Layout

The new dwelling will be positioned close to the southeast boundary to provide convenient access to the plot and ensure sufficient garden area to the north.

Changes Following Refused Application Ref No. 240054

The Planning Decision Notice for Application 240054, issued by Reading Borough Council, listed the following reasons for refusal:

“2. The layout and positioning of the proposed dwelling in close proximity to property boundaries with neighbour on Kidmore Road and Morecambe Avenue would result in a stark and uncharacteristic change which would be overbearing on the garden of those properties [...]”

And

“3. The layout and positioning of the proposed dwelling in close proximity to the boundary would result in poor outlook and access to natural light [...]”

These concerns are also highlighted on the Appeal Decision document, under the items ‘*Characters and Appearance*’ and ‘*Living conditions of neighbours*’.

Therefore, following guidance from the RBC planning authority to avoid the Eastern and Southern boundaries, the alternative design has been carefully revised to increase the distance between the new dwelling and these boundaries, thereby minimizing its impact on neighbouring amenities and also improving daylight for the new dwelling future occupiers.

Compared with the previous application:

- The distance between the new dwelling and No. 169 Kidmore Road is now **23 metres**, an increase of **7.8 metres** from the **15.2 metres** previously proposed.

- The separation between the rear elevation of the new dwelling and the side elevation of 100 Conisboro Avenue is now **22 metres**, increased from **18.2 metres**.
- A distance of **23 metres** will also be maintained between the rear wall of the host dwelling and the side elevation of the proposed dwelling.

These amendments address the reasons for refusal by increasing separation distances, improving outlook, and reducing any perceived overbearing impact on neighbouring properties, particularly on 169 Kidmore Road, which was noted as the neighbour within more impacts from the previous proposal.



Scale and Footprint

The proposed dwelling is a 1½ storey building, with the first floor accommodated within the roof void and kept as minimal as possible in order to maintain the modest scale of the new volume.

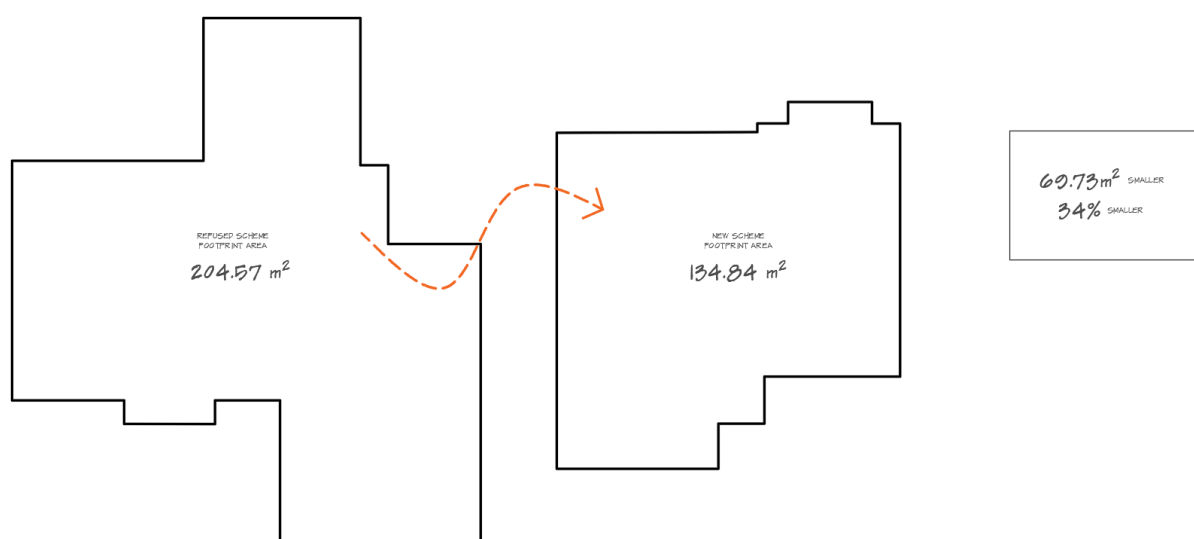
Changes Following Refused Application Ref No. 240054

In addition to the reasons previously mentioned, the Planning Decision Notice also raised the following concern:

“1. The proposed dwelling, by reason of its excessive scale and footprint, dominant layout and associated access would result in an overdevelopment character harmful to the spacious and open garden character of the site with consequent harm to the character of the surrounding area [...]”

The Appeal Decision document also mention these concerns under the items ‘Characters and Appearance’ and ‘Living conditions of neighbours’.

Following guidance from the RBC planning authority to reduce the rear projection, remove the originally proposed garage area and reduce the overall footprint, the proposed dwelling has been significantly scaled down. The new design now provides a footprint of **134.8 sqm** compared with **204.6 sqm** in the earlier scheme.



The proposed overall height remains at **6.4 metres**; however, only the ridge of the main element reaches this height, with all other elements designed to be lower in order to further reduce the perceived bulk and massing of the building.



Previous scheme – Southern front elevation



New scheme – Southern elevation (front entrance)



Previous scheme – Eastern side elevation (facing 169 Kidmore Rd)



New scheme – Western elevation (facing the host dwelling)

Regarding internal spaces, the proposed dwelling provides adequate accommodation for three bedrooms along with all other necessary habitable rooms to serve its occupants comfortably. External elements have also been reduced in scale to avoid an over-dominant appearance, including the front porch that defines the entrance and the roof pitch.

With a reduction of **69.7 square metres** – representing **34% less floor area** than the previous application – and fewer tall elements in its form, the revised proposal is now considered subservient to the prevailing scale of the dwellings adjacent to the site, thereby addressing another reason for refusal cited in the earlier application.

Character & Design

The design intentions focus on a thoughtful combination of traditional materials, a well-considered footprint, and a balanced building form. External features – including a lower eaves line, a modest entrance porch at the front, and dormer windows serving the first floor – have been strategically incorporated to optimise internal space and enhance the appearance of the dwelling. Collectively, these elements contribute to a pleasing vernacular that is in keeping with the character of the surrounding area. The proposed design is expected to make a positive contribution, enhancing the existing character of the site.

In terms of materials, the traditional aesthetic will be achieved through the use of brickwork, render, and fibre-cement wood-grain cladding. The windows and doors will consist of powder-

coated timber, energy-efficient double-glazed windows, complementing the overall design and providing durability and performance.

Residential Amenity

As stated above in *“Positioning and Layout”* the issues concerning amenities from the previous application have been resolved by adjusting the scale, the layout and positioning of the new dwelling in relation to the site boundaries.

Access & Parking

The proposed driveway will serve the new dwelling, utilizing the existing access currently designated for parking on the site. Given its origin as an existing access point, the current sight lines exceed the minimum 2.4m requirement, and are therefore compliant with the Highways Standards. The new driveway will be a minimum 3.2m in width, with onsite turning for delivery vehicles. Towards the end of the path, near the house, there is room for three parking spaces. The Site Plan attached to the application illustrates vehicle tracking for reference.

Landscaping & Ecology

With regards to the previous application, the proposed removal of the existing privet hedge was mentioned on the appeal decision as a negative impact to 169 Kidmore Road to the East and on the biodiversity aspect of the application site. Indeed, the hedge provides effective screening between the proposed site and its neighbour, while also holding significant biodiversity value as a potential habitat for various species. Additionally, it contributes to the landscape character of the area, a matter previously noted. In light of these considerations, the hedge is now proposed to be retained and maintained.

Overall, the proposal aims to preserve a significant portion of the existing vegetation on the site. This will be complemented by the addition of new hedges along the boundary and the new access road. Additionally, a line of grafted hornbeams will be introduced along the division between the new and existing dwellings, enhancing the visual appeal and creating a more pleasant atmosphere along the boundaries. An Arborist Report is supporting this application.

The proposed development emphasizes enhancing ecology and biodiversity through increased vegetation, including hedges and shrubs, creating improved habitats for birds and mammals. Existing hedgerows and trees provide nesting grounds for birds, which will be supplemented by the installation of two bird boxes within the site.

Acknowledging the site's moderate suitability for foraging bats, measures will be incorporated into the new house fabric to support their activity. The site's potential as a habitat and foraging area for mammals will also be considered, with features such as hedgehog-friendly fences.

Policy EN12 from RBC Local Plan requires that should be no biodiversity net loss on all development sites. As this application is for a self-built, it takes account of and fully meets sections requirements for no biodiversity loss and as stated on the supporting documents from the ecology specialist, this proposal would be providing a gain of 3%.

Supporting this ecological focus, a comprehensive Ecological Appraisal will be submitted with the application, providing detailed insights and strategies for ecology and biodiversity enhancement.

Energy Efficiency

The proposed development aims to incorporate energy-efficient measures such as low U values, successful air test figures, an efficient air source heat pump and solar PVs, to reduce carbon emissions rate. Additionally, will emphasizes sourcing construction materials from suppliers that adhere to sustainable practices. The environmental and sustainability policies of each manufacturer will be thoroughly reviewed before placing orders.

Drainage & Flood Risk

The site is wholly in flood zone 1. There would be no requirement to submit a flood risk assessment. A SUDS scheme will be submitted with the planning application.

Conclusion

The revised proposal for the subdivision of the site and the construction of a new 1½-storey dwelling has been carefully developed to address all the key concerns raised in the refusal of Application Ref. 240054. It has been prepared in summary with a greatly reduced footprint, creating a larger gap between the new dwelling and the Southern and Eastern boundaries, providing more room for quality planting/green screen to safeguard the amenity of neighbours, particularly occupiers of 169 Kidmore Road. Additionally, the revised dwelling position now allows for the retention of the existing privet hedge, mentioned by planning inspector as a positive feature for the screening and biodiversity character of the site.

Through the changes highlighted above, and the use of a reduced building height and form, the scheme now respects the character and scale of the area while safeguarding neighbouring amenity.

The design combines a modest footprint with traditional, high-quality materials, a thoughtful landscape strategy, and a strong focus on energy efficiency and biodiversity enhancement. The proposal provides a well-proportioned family home with compliant access and parking arrangements, improved ecological value, and an overall form that sits comfortably within the site and contributes positively to the local street scene.

In summary, the revised proposal represents a sensitive and sustainable form of development that responds constructively to previous application feedback, integrates harmoniously with its context, and will deliver a high-quality dwelling with minimal impact on its surroundings.