

***Proposed 2No new houses as infill to run of terraces
on land known as 76a Queens Road, Caversham, Reading RG4 8DL
For Mrs Anu Kaur
Oakville Realty Limited***



***Planning, Design & Access Statement
20/10/2025***

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Introduction, Site Location and Description

This design & access statement has been prepared in support of a planning application for the proposed new 2No terraced houses on the plot of land to replace the existing garage workshop, the use for which has become redundant some years ago and the demolition of the private residence to the rear of the workshop.

The previous owners of the development site gained planning approval on 21st April 2022 under planning reference 191754 for the same proposals, but which as now lapsed, where insufficient time remained to clear planning conditions before the approved scheme could be commenced.

The new owners are seeking to renew the permission by the submission of the same scheme design, but with the supply and submission of many of the pre-start conditions items as part of the set of application information.

To reiterate as part of this re-submission:
The development site is the land that would remain once the existing garage workshop and the bungalow has been taken down, and lies approximately midway on Queens Road in Caversham, which is in an established residential area.
There have been occasional and interspersed commercial uses in the past, some of which are in existence on adjacent and nearby roads, and the application site is an example of this.

The plot at its narrowest point at the front is 8.05m across and 25.3m deep providing an area of 207.3m²

The adjacent properties to the Western and Eastern boundaries at Nos 76 and 78 are both typical of the era, being circa 1930’s end of terrace two storey houses comprising of 3 bedrooms. The main section of these buildings has a reception room to the front, an inner stairway to the upper floor and then a living area linking to the projecting rear section with a kitchen and ground floor bathroom, with doors leading to the garden.
The first floors have two bedrooms in the main building and then usually an additional bedroom over the projecting lower set rear element.

Many of the houses along Queens Road have had loft conversions over the years, with either just roof line windows or some with rear dormer extensions, allowing for additional accommodation in the roof space.

The properties to the north are also set in a terraced arrangement and have a rear gable to rear gable distance of more than 20.0m, measured from the rear most parts of each dwelling at first floor. There are closer distances at ground floor where impact on overlooking is not an issue.

There is an access path between the rear gardens of the properties on Queens Road and those on Kings Road to the North, running East to West from Coldicutt Street. This path has become overgrown and is unkempt with limited access available to the application site.

Properties opposite the site to the South are again a run of terraces similar in style and arrangement as those adjacent to the application site.
There is a separation distance of approximately 14.5m when measured front of house to front of house across the road.

There is a natural building line that is created due to the terracing of the existing houses, although the existing garage workshop was set back from the building line to allow for fuel pumps whilst the workshop was in use, and which were removed, and the underground tanks filled in with concrete in the latter part of the workshop still being active.

The materials used for external walls are a red facing brickwork with stone heads over entrance doors and first floor windows. Feature bands and quoin effect detailing exists to No78 and the run of dwellings to the West, but it is plain facework to No 76 and the dwellings to the East.

The roofs are originally slate or with some more recently having been replaced with slate affect replacement roof tiles. There are brick built chimneys usually in pairs but a narrower version to each of the ends of No 76 and to No 78.

The properties to the East of the application site have a parapet feature to the roof design, whilst the properties to the west do not.

The intention for any new infill development of houses should try and continue as far as possible the features of and be set to align with the fronts of the adjacent terraces, to respect the overall heights of eaves and ridge lines and to maintain the privacy and limit overlooking of the adjacent plots.

An infill development attempting to retain some uniformity but allow a minimal increase in the height of the building could incorporate and reflect the fact that there are changes in roof lines with raised ridges and steeper roof angles in some instances in the street, and this could be used as a positive feature to improve accommodation to the proposed new development.



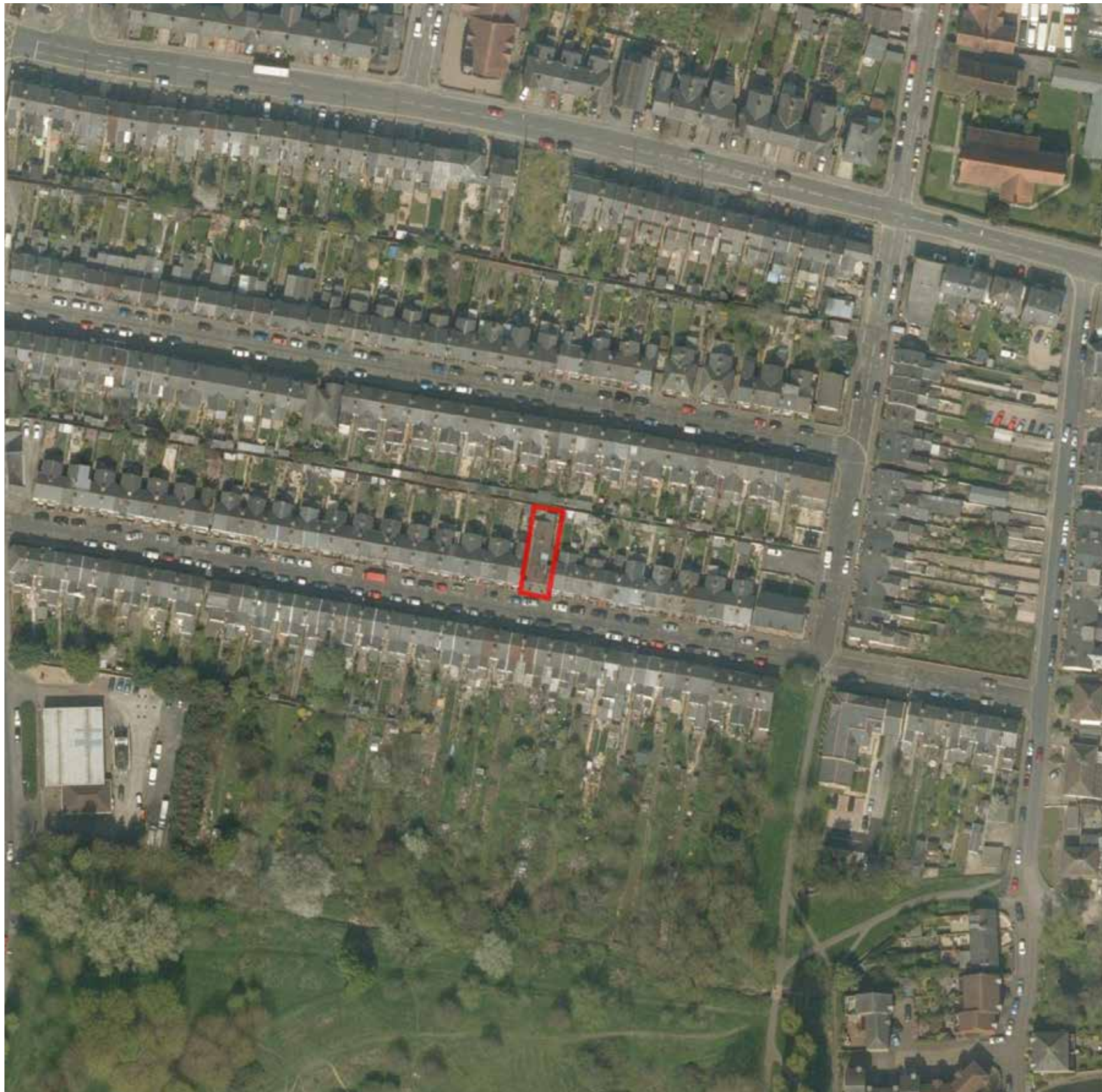
Application site



No 76 and to the West

No 76a Application site

No 78 and to the East



Aerial view of the site and its setting

Planning History

The plot has been in existence from the outset and had been used as a working garage with a petrol filling station to the front forecourt and had a private residence to the rear for use by the business owner. The only planning application relates to the approved scheme for replacement dwellings reference 191754 – 21st April 2022 Full Planning approval, now lapsed.

Nearby properties have had applications for loft conversions and have carried out development via their allocated “Permitted Development Rights” for simple alterations and extensions.

The approved scheme is being re-submitted albeit with the support information covering many of the conditioned items that were left to be dealt with post approval of the scheme at that time.

Planning Policy

Section 70 of the Town and Country Planning Act 1990 and 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise. In the case of this application, the development plan of relevance consists of the Reading Borough Core Strategy (January 2008) and the Reading Borough Sites and Detailed Policies Document (2012).

The main material consideration is the National Planning Policy Framework (NPPF) which sets out the Government’s up to date strategy and guidance for plan making and decision taking.

There are a number of adopted Supplementary Planning Documents (SPDs) which will need to be considered as part of this application.

These include the Revised Sustainable Design & Construction SPD, Revised Parking Standards and Design SPD and the Affordable Housing SPD.

Principle of Development

The application site is located within an established residential and built up area of Caversham, close to the River Thames to the North of Reading.

The Spatial Strategy within the Cores Strategy sets out that it will seek to maximise development opportunities within the built-up area of Reading.

Policy CS14 in the adopted Core Strategy sets out that provision will be made for the completion of an average of at least 521 dwellings per annum in the period 2016-2026, in accordance with the spatial strategy set out in this Core Strategy.

The location of the application site within the built-up area of Caversham in Reading and the fact the site already contains a residential property as well as an disused garage workshop, means that the principle of residential development on this site is acceptable.

Material Considerations

The SDPD does not schedule any specific land use change allocation for the application site, but other detailed policies of general relevance to this application include:

Policy SD1 (Presumption in Favour of Sustainable Development)

- reinforces the NPPF and confirms a positive approach to planning, with planning applications that accord with the development plan being approved without delay unless material circumstances indicate otherwise;

Chapter 17 of the NPPF outlines a set of planning principles which identifies the overarching roles that the planning system ought to play, including:

- Delivering high quality design and securing good standards of amenity for all existing and future occupants;
- Encouraging the efficient use of land; and making the best use of public transport, walking and cycling, and focusing development in locations which are sustainable.

Given that this proposal is delivering two dwellings within the built-up area of Reading, on a site which is already capable of supporting the existing buildings, the proposal should therefore be considered acceptable in principle

Character and appearance

Policy CS7 of the Core Strategy sets out that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

- This includes design component such as layout, landscaping, density, scale, height, and architectural detail and materials. These design components will be assessed to ensure that development makes a positive contribution to a range of urban design objectives including; character, legibility, adaptability, continuity and enclosure, and ease of movement and permeability.

Policy DM11 of the Sites and Detailed Policies Document sets out when proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens is acceptable. Development in these circumstances are acceptable where:

- The proposal makes a positive contribution to the character of the area;
- The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;
- The proposal includes access, which meets appropriate highway standards;
- The proposal does not lead to unacceptable tandem development;
- The design and layout minimise exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;
- The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;
- The emphasis is on the provision of family sized housing;
- The development would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit in association with adjacent open space are deemed to make an important contribution to biodiversity and contribution to the green network; and
- The proposal does not prejudice the satisfactory development of a wider area.

The Design and access statement elements of this statement show that the site is in a sustainable location which would not require on site car parking, but to encourage the use of public transport and cycling. There is the opportunity to provide some permit parking which would be directly outside the site for two vehicles which would have been available to the application site as a natural provision.

Policy DM1 (Adaptation to Climate Change)

- requires development to demonstrate design to adapt to climate change, including orientation for natural heating and ventilation, resistance and resilience, use of trees and other planting to improve microclimates, and minimising surface water run-off.

Policy DM3 (Infrastructure Planning)

- requires appropriate contributions through planning obligations and/or CIL for relevant local infrastructure.

Policy DM4 (Safeguarding Amenity)

- seeks to protect the living environment of existing and new residential property in terms of avoiding undue overlooking/ loss of privacy, loss of sunlight/ daylight, dominance, noise, dust, vibration, fumes or crime.

The proposals seek to retain single storey accommodation in approximately the same footprint as the current buildings occupy, with upper storeys only aligning with the existing rear of the adjacent buildings, and the 45 degree splays from existing neighbours windows are not compromised in these locations.

The front of the buildings are set so that the line of the terrace runs through with the adjacent dwellings.

The scale of the proposed development means it is unlikely that one new dwelling will have any detrimental impact in terms of noise and disturbance, artificial lighting, dust and fumes, smells, or crime and safety. The location of the new dwellings adjacent to the existing properties means the development will not result in the loss of privacy or restrict access to sunlight and daylight. The proposed dwellings would not have any first-floor side facing windows, with the habitable rooms all having front and rear facing windows.

Policy DM10 requires that dwellings are provided with functional private or communal open space that allow for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. The proposed new dwellings will be provided with their own private residential garden space sufficient to meet the above objectives.

Transport

Policy DM12 of the Sites and Detailed Policies Document deals with access, traffic and highway-related matters. It sets out that where proposals involving the generation of additional trips on the transport network consideration will be given to the effect on safety, congestion and the environment. It further identifies that development will only be permitted where accesses to the highway comply with adopted standards, the development would not have a material detrimental impact on the functioning of the transport network, and the proposal would not be detrimental to the safety of users of the transport network.

Ecology and tree planting

Policy DM18 (Tree Planting)

- requires provision for new tree planting on or off site to improve the amount of tree coverage, provide for biodiversity and help adapt to climate change. – some opportunity for landscaping to the rear gardens is available.

Further and draft policies as part of Reading Borough Councils Draft Local plan submission March 2018 refer to the following pertinent policies:

H1: PROVISION OF HOUSING

- Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644 dwellings that cannot be provided within Reading will be met over the plan period.

H2: DENSITY AND MIX

- The appropriate density of residential development will be informed by: the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas; its current and future level of accessibility by walking, cycling and public transport; the need to achieve high quality design; the need to maximise the efficiency of land use; and the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.
- Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, on new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, having regard to all other material considerations.

H3: AFFORDABLE HOUSING & COMMUNITY INFRASTRUCTURE LEVY

- Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading
Clause 5.10 of the “Affordable Housing Supplementary Planning Document - Adopted, March 2021” states that
“The most appropriate way to calculate the contribution is to calculate the Gross Development Value (GDV) of the entire proposed development. The financial contribution will usually be directly proportionate to the GDV of the scheme assuming it is 100% private sales. As the financial contribution required by an RP to fund one unit is 50% of a unit’s market value, the financial contribution equates to 50% of the proportion required under policy. Therefore, the following will generally apply:
 - For sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development;
 - For sites of 5-9 dwellings, where the contribution required by policy H3 is 20%, this will equate to 10% of the GDV of the development; and
 - For sites of 10 dwellings or more, where the contribution required by policy H3 is 30% and where, in exceptional circumstances, a justification has been made for an off-site rather than on-site contribution, this will equate to 15% of the GDV of the development.

For the avoidance of doubt, for mixed use developments, where the ‘Development’ is referred to above, this means the new dwellings”

A viability assessment was prepared at the time of the previous planning permission, however the land has been sold on at a premium to the applicants who are now the owners.

In respect of the previous approval a figure was agreed as a contribution level, and it is requested that this is carried forward and applied for this new planning application as the scheme has not changed, but cost of materials has increased exponentially since and as a result of the Covid epidemic, and the previous owners have also made a profit from the sale of the land to the new owners.

- Reading Borough Council implemented its Community Infrastructure Levey (CIL) on 1st April 2015. Policy DM3 of the Sites and Detailed Policies Document ensures that proposals for development make appropriate provisions for infrastructure, services, resources and amenities. These provisions will be secured through planning obligations and/or CIL as relevant. In accordance with the CIL Charging Schedule (January 2015), this development is subject to £120 per m2. This proposal will be policy compliant regarding CIL requirements

H5: STANDARDS FOR NEW HOUSING

- New build housing should be built to the following standards:
 - a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.
 - b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations77.
 - c. All major new-build residential development should be designed to achieve zero carbon homes;
 - d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
 - e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations where it is viable, unless it is built in line with M4(3) (see below).
 - f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.

H7: PROTECTING THE EXISTING HOUSING STOCK

- Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances. Planning permission will not be granted for a net loss in the number of

residential units or gross floor area.

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

- Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.
- The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

The proposals do not conflict with any allocations or proposals scheduled by the Development Plan and they fully reflect principles for sustainable development and will make full use of a highly sustainable however now redundant previously developed site.
The proposals take full account of the relevant development management policies. The proposed intensity of use is appropriate to the location, and relevant to help meet needs for more housing.
The proposals will have been carefully considered in terms of the quality of living conditions provided for new residents and maintaining amenity for existing neighbours

Access

The site is located approximately 1.0 mile from the Lower Caversham shopping precinct located at the Junction of Gosbrook Road and Church Street where a variety of services including banks, shopping, and Post Office are available.
The site is within walking distance to a local convenience store on the corner of Gosbrook Road and Washington Road, and there is also a butcher’s shop in Coldicutt Street, and a petrol filling station with convenience items and a cash machine on George Street.

There is a bus stop within a very short walking distance on George Street at the end of Kings Road with bus routes 23 & 25 operated by Reading Transport providing services to Reading Station and to the town centre. Reading Station is within walking or cycling distance and provides links to London, Maidenhead, Slough, Oxford, Newbury, and Basingstoke.

Queens Road has Permit Holder parking with a 2-hour short stay facility between the hours of 8.00am and 5.30pm Monday to Friday only.
There is no facility as available to existing properties for off road parking, and no opportunity to provide parking off road for the new development.

The new dwellings will conform to the latest requirements of part M of the building regulations to provide an accessible building, whilst taking key features of the Lifetimes Homes recommendations for inclusion as part of the proposals.
The proposals will include ground floor wash rooms, corridor and door widths to allow access for occupiers with difficulties in mobility with access to rear gardens for private amenity.
It should be noted that the Thames riverside and promenade are in very close proximity to the application site providing additional public amenity for the future occupiers.

Cycle storage and bins storage is limited to the existing dwellings, with the small areas of hard-standing being used for this purpose.
In order to maintain some uniformity to the street frontage, it is proposed to utilise a similar area for the two new dwellings as shown on the floor plans.

A suitably sized of timber shed with lockable facility as secure and covered enclosure on site would still be provided to the rear gardens.

The site is in a good location for an encouraged use of sustainable travel options with the public services already in its proximity.

Appearance and Scale

The key constraint is that of the relationship between the existing buildings, both in terms of location, height of building and aspect so that the new building does not dominate and overpower the existing arrangement of the adjacent dwellings.

The design of the new properties has taken reference from its neighbours.

The intention for any new infill development of houses should try and continue as far as possible the features of and be set to align with the fronts of the adjacent terraces, to respect the overall heights of eaves and ridge lines and to maintain the privacy and limit overlooking of the adjacent plots.

The properties to the East of the application site have a parapet feature to the roof design, whilst the properties to the west do not.

Any new development should meet current design standards and achieve reasonable distances from neighbours. Distances to rear boundaries and back to back arrangements are more than the minimum requirements. There are no rear to side arrangements that would impact overlooking or loss of privacy with any new windows set with an aspect to their own rear or front gardens and not to the sides.

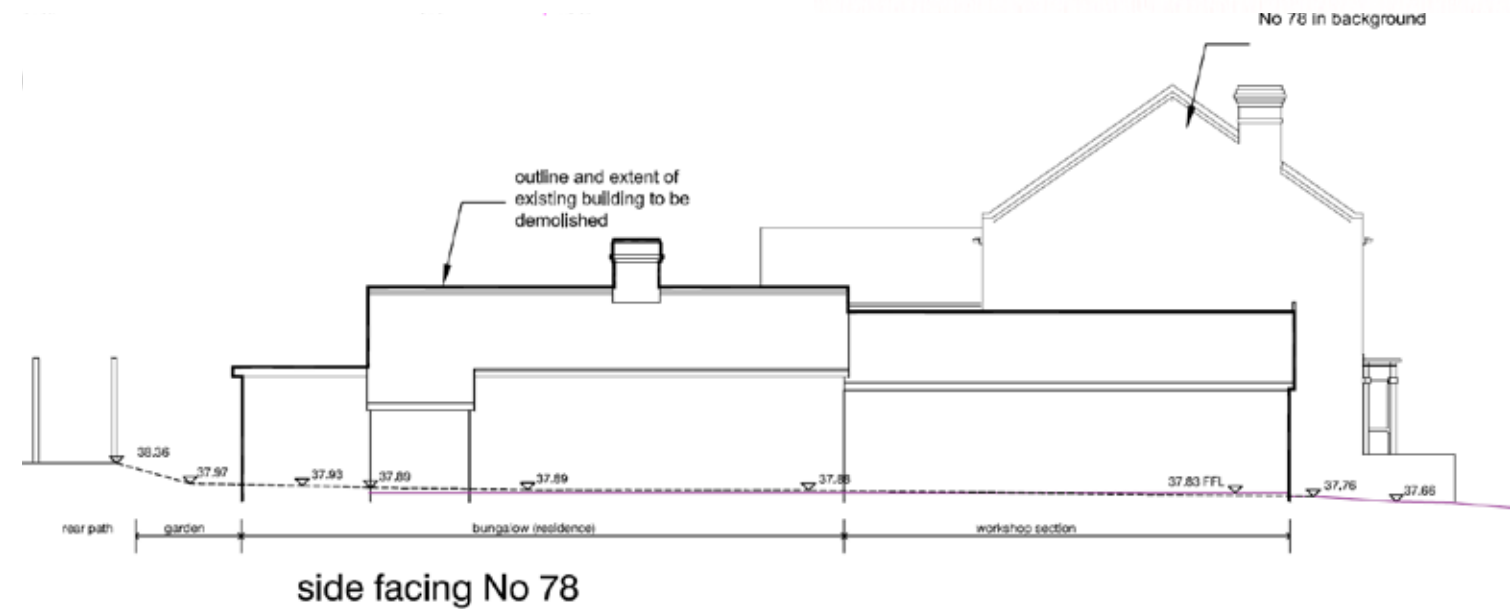
The proposal is to not exceed two storeys to ensure that any built form is kept as low as possible, with roof voids being utilised for the provision of additional accommodation. The roof slopes have been intentionally designed to reflect those of the adjacent dwellings where many have been refurbished to make good use of this space to the benefit of the occupiers but raised as can be seen in a similar manner to those of other properties in Queens Road. Examples of this raised roof are provided within the street photographs below.



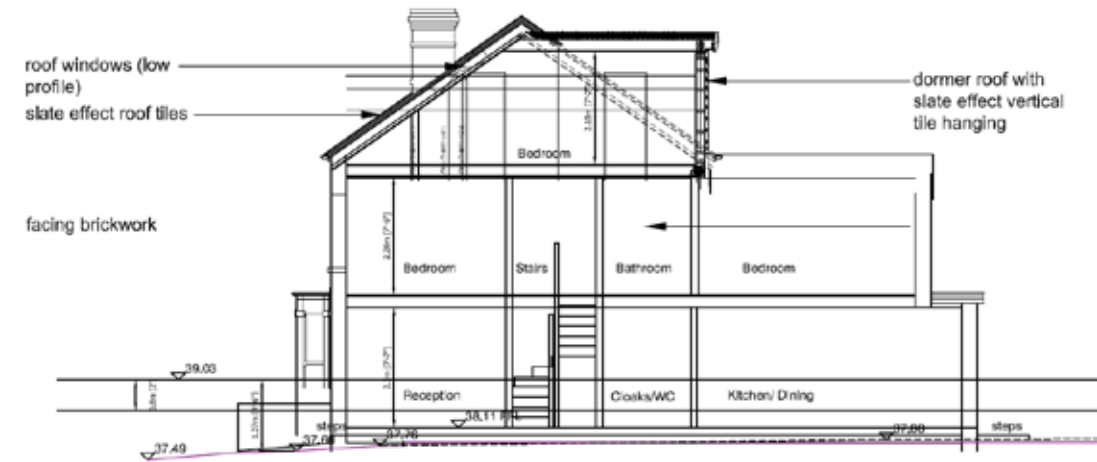
Existing elevation to Queens Road



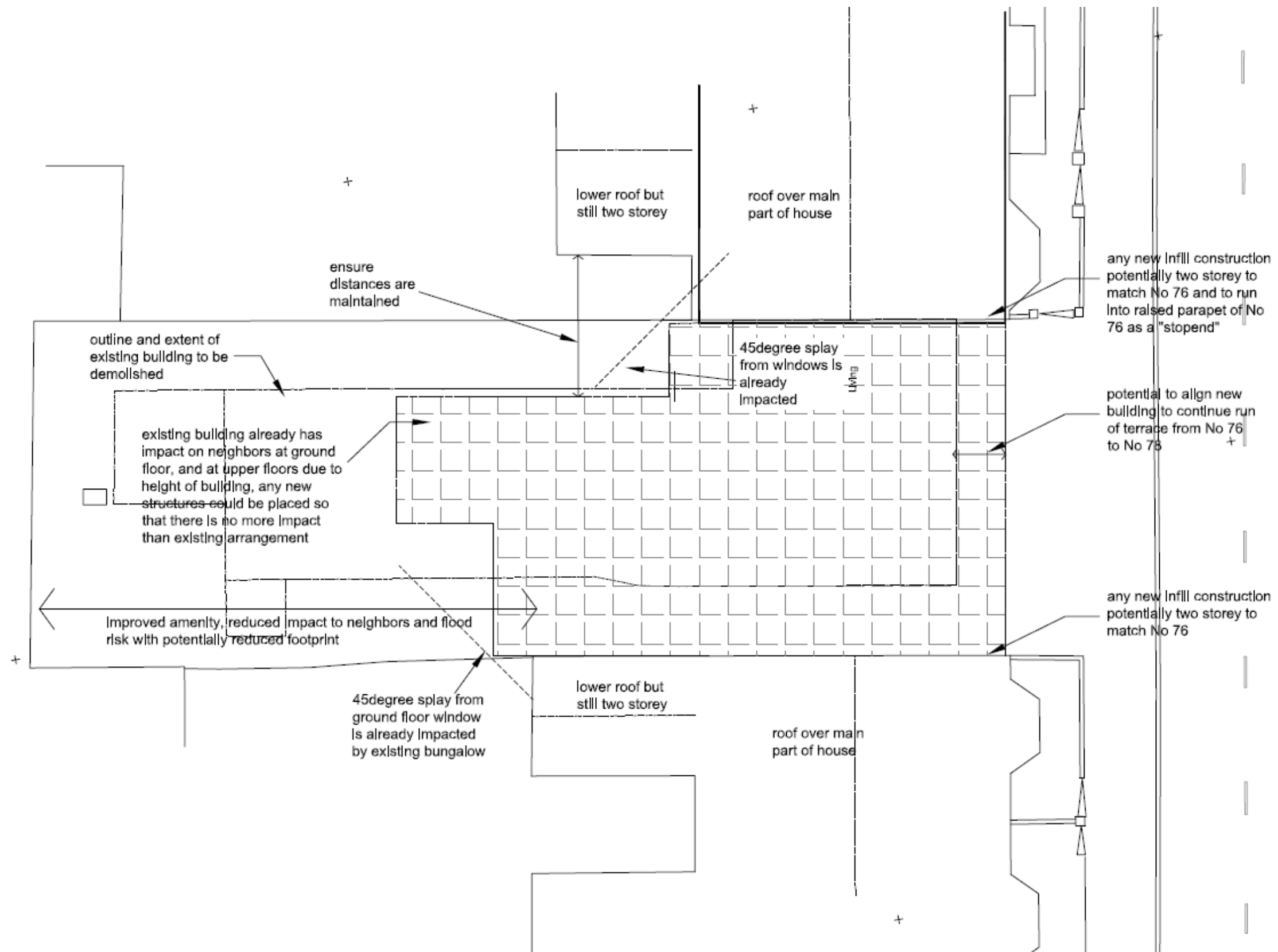
Proposed elevation to Queens Road



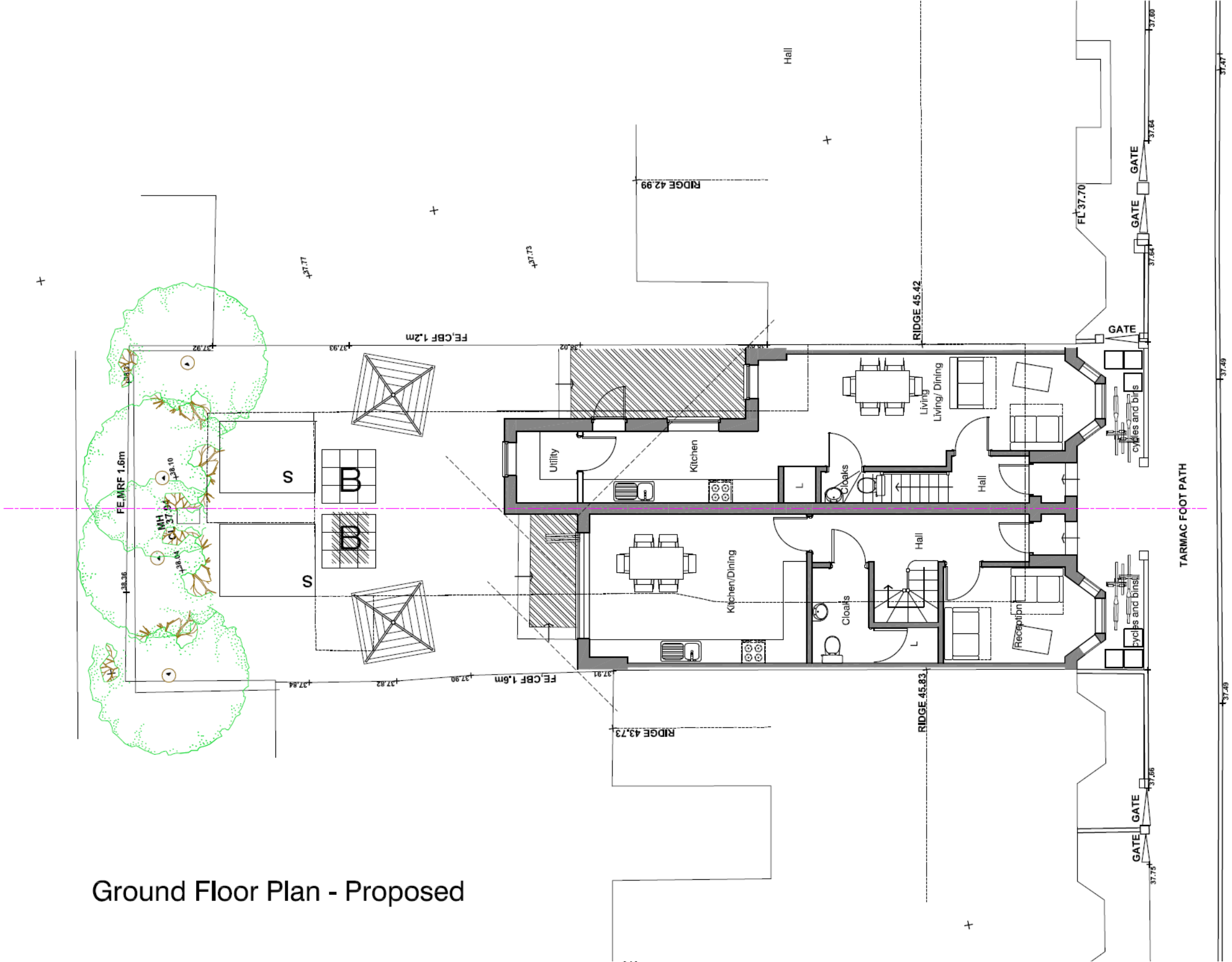
Existing sectional elevation



Proposed sectional elevation showing raised levels by +300mm



Plan shows the site constraints and the resultant footprint available for any new development to replace that of the existing



Ground Floor Plan - Proposed

Working site layout based upon constraints and available footprint



Examples of varying building designs within the surrounds of the application site, and where roof heights are not consistent even in the run of some of the terraces.

Hard and Soft Landscaping

The existing boundaries to the rear gardens of properties of the rear garden are predominantly 1800mm high close boarded fences which already achieve a coherent appearance and achieve a good sense of enclosure, to both the existing dwellings and the same to the new proposed dwellings.

The resultant garden area following the setting of the houses will be divided at the rear to provide a private garden to each dwelling, and the frontage will allow parking and a good area for planting, and the remainder set to lawn for communal use.

The materials would be selected for the external surfaces which are practical and sympathetic to the building form, with naturally drained sustainable finishes that would retain surface water run of within the plot both for the hard surfaces and for roof drainage.

Areas and density

The application site as it exists has a site area of 207.3m², and much of this is already occupied by the existing garage workshop and the private residence in the form of a bungalow connected to the workshop at the rear.

The plot is 8.05m across at its narrowest width and 25.3m deep

Gross internal areas proposed are:

Plot 76a Ground floor 44.25m² First floor 40.30 m² Loft floor 16.50 m² Total floor area for 101.05m²	Plot 76b Ground floor 39.45m² First floor 31.35 m² Loft floor 14.50 m² Total floor area for 87.30m²
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The draft Reading Borough Council Local Plan dated March 2018 design guide has put forward for adoption minimum space standards which align with the Department for Communities and Local Government guidelines for new dwellings, which has set minimum floor areas for the type and number of bedrooms being provided.

Although these are currently guidelines, the proposals for a 5 Person 3bedroom dwelling set over three storeys would need to achieve 99m².

The new unit 76a, would as proposed exceed this floor area, and due to the constraints with neighbours at the rear for the new unit No 76b, this unit as proposed would be less than the requirement, but the floor plans demonstrate that the accommodation can be provided comfortably.

Therefore two dwellings can comfortably sit within the plot width and provide the level of accommodation expected whilst ensuring that that impact to neighbours is insignificant.

Flood Risk

From data reviewed from the Environment agency, the site is in Flood Zone 2 and only partially in flood Zone 3.

This relates to a flood risk area where caution is required for any new development, and as a result a flood risk assessment has been prepared with detailed Sequential and Exception tests reviewed considering the proposed residential development of the site to be suitable.

The data was prepared by Argyl on 17th January 2019 with their reports and their findings are attached as part of the application set of information.

Both the Exception and Sequential tests have passed the requirements and the two new dwellings are a viable proposition for the application site.

The intention is to continue the theme and style of the existing terraced to both left and right of the development site, and in order to be as close as possible to storey and building heights to these reference buildings, it is proposed that the new floor levels are set 300mm above the existing ground levels, as this would follow the standing advice from the Environment Agency that would relate to “minor applications”.

This would allow for the new dwellings to be only marginally raised, and therefore provide the opportunity to limit any impact to neighbours and the streetscene.

This is particularly and more so as in terms of comparison between existing and proposed footprints. The site area is 207.3m² and the existing footprint of the garage workshop and the attached bungalow to the rear is 104m². The new proposals relate to a built ground floor footprint of 100.02m², being marginally less than that of the current arrangement and should therefore be seen to have a positive affect to flood risk mitigation relating to a small reduction on the existing.

Site Contamination

A Phase 1 Desk Top Study with a Preliminary risk assessment was provided by Soil Environment Services Ltd in their report dated October 2016.

The report findings were:

Some uncertainties are considered to exist with regards to the concentration of potential contaminants from former on-site activities. Metals, hydrocarbons, asbestos and other potential contaminants could be present in the soil at concentrations above guideline values. These could pose a risk to human health and controlled waters.

It is recommended that a Phase 2 investigation is undertaken with sampling of the site in order to substantiate the possible risks from contamination. The investigation may consist of soil samples from targeted boreholes with soils samples analysed in a UKAS and MCERTS accredited laboratory for metals, hydrocarbons, asbestos and other associated contaminants, such that a site specific quantitative risk assessment can be undertaken and appropriate risk reduction measures recommended.

Any site investigation should be targeted with regard to sampling locations and all works in accordance with BS 10175 - Investigation of Potentially Contaminated Sites: Code of Practice and CLRI 1 - Model Procedures for the Management of Land Contamination, using LQM/CIEH S4ULs guideline values.

A further report has been commissioned by the applicants prepared by “Geotechnical & Environmental Associates Limited (GEA)” dated 19th August 2025

Their report is attached as part of the planning application, which states:

The results of the chemical analyses have indicated elevated concentrations of lead in the made ground and arsenic in the Kempton Park Gravel.

End users will be able to come into direct contact with potentially contaminated soils in the areas of soft landscaping, the majority of which is expected to comprise the garden at the rear of the property. It is recommended that in the proposed areas of soft landscaping, a capping layer of suitable subsoil and topsoil of 600 mm in thickness, in accordance with best practice.

A watching brief should be maintained during demolition and groundworks and if any visual or olfactory evidence of contamination is encountered the local authority will need to be informed and further investigation and testing will be required.

There may be a requirement for a separate remediation proposals report to be prepared to comply with planning requirements.

A clean cover system is recommended in areas of soft landscaping, to protect end users.

Imported soil will need to be tested for the presence of contamination, and the results should be compared to the screening values for residential areas with plant uptake As a result, A scope of works for the Phase 2 intrusive investigation will need to be agreed with the council prior to intrusive or development works.

The appraisal is attached as part of the application set of information.

Biodiversity Net Gain and Protected Species

An ecological appraisal was carried out by “Urban Tree Experts” on 17th November 2018 which confirmed at the time that:

From the internal and external inspections, it can be concluded that there is no evidence of current or prior use of the property by bats and the building is in a poor condition. Informed by the results of the detailed preliminary bat survey and the factors highlighted in Section 6, it is concluded that the building has a very low potential for roosting bats. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required., however, as a contingency, In the unlikely event that bats are found during the proposed works, all work must stop and advice sought from Urban Tree Experts or another licensed bat ecologist.

If, for whatever reason, there is a time delay of greater than 24 months between this survey and the commencement of work, then the survey should be repeated as the condition of the building may have changed and become more suitable to support roosting bats.

Biodiversity Net Gain

A biodiversity enhancement and mitigation plan has been prepared by “Chase Ecological Consultancy” and their report is submitted as part of the application set of information.

The executive summary states:

“Chase Ecology has produced this Bio-diversity enhancement/Mitigation plan to support the proposed development works and to enable a suitable level of net gain in the sites overall biodiversity”

A further assessment has been undertaken by “Ecology & Land Management” and their report and BNG Metric is included as part of the application set of information

The applicants are happy to commit to the recommendations for Bat and bird boxes, together with hedgehog runs /gaps are to be incorporated as part of the overall proposals.

Sustainability

An Energy and sustainability statement has been prepared by EAL Consult dated July 2023, which is attached as part of the application set of information. This states in their conclusion that:

The development has been designed to exceed Part L building regulations requirements. In line with the national and local policies, regulated CO₂ emissions from the development will be reduced by 79.2% from the notional emissions once energy efficiency measures and lean and green measures are taken into account.

The statement includes a full energy calculation and SAP calculations.

Conclusion

This Design and Access Statement relates to the resubmission of a previously approved scheme design and which this time has the benefits of detailed reports to limit the extent of information that is usually left for discharge by conditions.

The scheme design has considered the local context and character and used this assessment to inform the characteristics of the proposed development to which it provides an appropriate response in terms of its scale, layout, use, appearance (including in terms of the materials to be used) and landscaping.

The proposed development is consistent with policies at the national and local level in relation to matters of design and access and responds to the requirement for the creation of safe and secure environments.

The proposed development is in an accessible location, easily accessible for public transport and to a range of local services and facilities.

As the principle of providing 2No dwellings was accepted with the previous planning application, it is hoped that this application for the same proposals will once again attract officer support, and allow the unsightly redundant remains of the previous buildings to be replaced with a residential use that fills the gap of this predominantly terrace street frontage.