

Reading Borough Council

Our ref: 10726

24 July 2026

Sustainability Statement – Ashfield, 5 Kendrick Road, Reading RG1 5DU

1. INTRODUCTION

This Sustainability Statement has been prepared in support of a planning application for the proposed development at Ashfield, 5 Kendrick Road, Reading.

The statement demonstrates how the building, which was constructed in 2020, accords with the objectives of the National Planning Policy Framework (NPPF) and the Reading Borough Local Plan. The scale of the building is modest and, as such, the level of detail provided is proportionate to the development.

2. DESCRIPTION OF DEVELOPMENT

The application is for the change of use of the existing annexe building to a self-contained 2-bedroom dwelling. The building was constructed in 2020 and there are no physical works proposed as part of this application.

3. PLANNING POLICY

NPPF Chapter 14 addresses the need for the planning system to support the transition to net zero by 2050.

Reading Local Plan was adopted in 2019. The policies within the Local Plan which are relevant to this sustainability statement are CC2: Sustainable Design and Construction; CC3: Adaptation to Climate Change; CC4: Decentralised Energy; CC5: Waste Minimisation and Storage; EN18: Flooding and Drainage and H5: Housing Standards.

The Council has also produced a non-statutory Sustainable Design and Construction Supplementary Planning Document adopted in December 2019 which supports the implementation of the council's local plan policies

4. ENERGY EFFICIENCY

The annexe was constructed using a fabric first approach to reduce energy demand through thermal efficiency.

The building has been completed to relevant Building Regulation standards and includes thermally efficient wall, floor and roof construction; double glazing; low-energy LED lighting; energy efficient heating and hot water systems.

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These measures reduce operational energy demand and improve occupant comfort.

5. LOW CARBON MEASURES

The building has already been constructed and it is not considered proportionate to retrospectively install air source heat pump or EV panels on the roof. However, EV charging for vehicles and/or cycles can be provided.

6. WATER EFFICIENCY

Water consumption is already regulated with the incorporation of dual-flush WC cisterns and efficient kitchen appliances.

Rainwater can be harvested through the provision of a water butt for garden irrigation. The hard surface area immediately adjacent the building is permeable and soaks away into the garden.

7. WASTE

The annexe already has provision to separate waste and recycling and storage of bins is shown on the plan.

8. BIODIVERSITY

The garden associated with the annexe is already a well-established garden with an abundance of shade to reduce heat island effect. The planting contributes toward biodiversity enhancement consistent with policy.

9. SUSTAINABLE TRANSPORT

The site benefits from access to local services and public transport. The submitted plans illustrated that secure cycle parking, electric vehicle charging, safe pedestrian access and retention of existing access arrangements are provided and supports sustainable travel.

The proposal which is for the change of use of the annexe to a self-contained dwelling will not generate significant additional vehicle movements.

10. CONCLUSION

The development represents a sustainable form of development that aligns with the objectives of the National Planning Policy Framework and the Reading Borough Local Plan.

The building, as constructed, incorporates measures to reduce energy demand, improve resource efficiency and minimise environmental impacts whilst delivering a high-quality development appropriate to its surroundings.

Given the modest scale of the proposal, the sustainability measures outlined within this statement are considered proportionate and demonstrate that the development makes a positive contribution towards Reading Borough Council's environmental and climate objectives. Accordingly, the proposal satisfies the relevant sustainability requirements of national and local planning policy and should be supported.