

PLANNING STATEMENT ADDENDUM

38 Wantage Road, Reading, RG30 2SF
Planning Application Reference: PL/26/1131

1. Introduction

This Planning Statement Addendum has been prepared in response to Reading Borough Council's request for additional information in connection with planning application **PL/26/1131 at 38 Wantage Road, Reading, RG30 2SF**.

It should be read in conjunction with the originally submitted Planning, Design and Access Statement, application forms and architectural drawings.

The application seeks planning permission for the **conversion of the existing House in Multiple Occupation (HMO) (Class C4) to provide two self-contained residential units (Class C3), comprising a one-bedroom ground-floor flat (38A) and a one-bedroom maisonette arranged over the first and loft floors (38B), together with associated internal alterations, refuse/recycling storage and cycle storage.**

The applicant agrees to the amended description of development proposed by the Local Planning Authority.

The development is principally a conversion and refurbishment of the existing residential building. No extension or increase in the existing building footprint is proposed.

2. Relevant Planning Policy

The proposal has been considered having regard to the **Reading Borough Local Plan, adopted November 2019**, together with the Council's **Residential Conversions Supplementary Planning Document, adopted March 2023**.

Particular regard has been given to **Policy H8 – Residential Conversions**, together with the wider Local Plan policies relating to design, residential amenity, housing standards and sustainable development.

The Residential Conversions SPD provides further detailed guidance in support of Policy H8 and identifies matters including the character of the surrounding area, intensity of occupation, residential amenity, privacy, external amenity space, parking, cycle storage, refuse storage and servicing as relevant considerations when assessing residential conversions.

3. Principle of Development

The property is currently in residential use as a **Class C4 House in Multiple Occupation**.

The proposal retains the residential use of the property while reorganising the accommodation to provide **two independent Class C3 dwellings**.

The proposal therefore does not introduce a non-residential use into the area. It represents the efficient reuse of an existing residential building and provides two self-contained homes without requiring substantial additional built development.

There is no proposed extension, additional storey or increase in the existing building footprint.

The principle of residential use is therefore already established at the site.

4. Policy H8 and Residential Conversions SPD

The proposal has been designed having regard to the considerations applicable to residential conversions.

Character and Appearance

The proposal principally involves internal subdivision and refurbishment of the existing building.

The established scale, form and overall appearance of the property will remain substantially unchanged. There is no significant enlargement of the building.

The development will therefore continue to read as a residential property within the established streetscene.

Intensity of Use

The existing property is already occupied as an HMO providing shared residential accommodation.

The proposal replaces the existing shared accommodation with only **two self-contained residential units**.

Accordingly, the development remains residential in character and is not considered to result in an unacceptable intensification of activity at the site.

Privacy and Residential Amenity

The conversion has been arranged to provide independent accommodation for each dwelling.

As the proposal is contained substantially within the existing building envelope, it will not materially alter the relationship between the application property and adjoining residential properties in terms of building height, massing or physical proximity.

The proposal is therefore not considered to result in unacceptable overlooking, loss of privacy, overbearing impact or loss of daylight or sunlight to neighbouring occupiers.

5. Local Context – No. 36 Wantage Road

The immediately adjoining property at **No. 36 Wantage Road** provides relevant context when considering the existing pattern of residential accommodation in this part of Wantage Road.

No. 36 has also been subdivided to provide self-contained residential accommodation. Its presence immediately adjoining the application site demonstrates that subdivision into self-contained residential accommodation is not an unfamiliar form of occupation within the immediate residential context.

The proposal at No. 38 is nevertheless submitted to be considered on its own individual planning merits.

In the case of No. 38, the proposed conversion is contained substantially within the existing building envelope, retains the established residential use of the property and provides only two independent residential units.

The proposal is therefore considered compatible with the existing residential character and pattern of development in the immediate locality.

6. Proposed Residential Accommodation

The proposed development provides two clearly defined self-contained residential units.

Flat 38A – Ground Floor

Flat 38A comprises a **one-bedroom self-contained dwelling** at ground-floor level.

The accommodation provides a bedroom, living/kitchen area, sanitary accommodation and associated ancillary accommodation.

The submitted proposed floor plan identifies a gross internal area of approximately **37 m²**.

The dwelling has been arranged to provide functional and independent residential accommodation within the existing ground-floor envelope.

Flat 38B – First and Loft Floors

Flat 38B comprises a **one-bedroom self-contained maisonette** arranged over the first and loft floors.

The accommodation provides a dedicated bedroom together with living/kitchen, sanitary and ancillary accommodation distributed across the two levels.

The internal arrangement makes efficient use of the existing first-floor and loft accommodation.

The ancillary rooms shown within the dwelling are not proposed as additional bedrooms.

The accommodation has been designed having regard to the usable floor area and the existing roof configuration.

7. Design and External Appearance

The proposal does not fundamentally alter the established architectural character of the property.

The existing principal elevations and overall roof form are substantially retained.

There is no substantial increase in the height, width, depth or footprint of the building arising from the proposed conversion.

The development will therefore maintain the established appearance of the property and its relationship with neighbouring buildings.

8. Neighbouring Residential Amenity

The development is not considered to result in unacceptable harm to neighbouring residential amenity.

As no substantial extension or enlargement is proposed, the existing physical relationship with neighbouring properties remains largely unchanged.

Consequently, the proposal would not result in a significant additional overbearing effect or material loss of daylight or sunlight.

The residential nature of the use is retained and the subdivision into two self-contained dwellings is not considered to generate an unacceptable level of noise, disturbance or activity.

9. Refuse and Recycling Storage

Dedicated refuse and recycling storage is proposed for the residential units.

The arrangements provide appropriate space for the storage of domestic refuse and recyclable materials prior to collection.

The storage areas are positioned to provide practical access for future occupiers while avoiding unacceptable obstruction or adverse effects upon the streetscene and neighbouring properties.

10. Cycle Parking and Transport

Secure cycle storage is provided as part of the proposed development, with provision for the proposed dwellings.

This supports sustainable modes of transport for future occupiers.

No new vehicular access or alteration to the existing highway arrangement is proposed.

The development therefore retains the established access arrangements associated with the property.

11. Drainage

The existing drainage system serving the property will be retained and utilised.

No alteration to the existing external drainage system is proposed as part of this application.

Any internal drainage modifications necessary to serve the individual dwellings will be undertaken in accordance with the applicable Building Regulations requirements.

12. Sustainability and Energy Efficiency

The proposal makes efficient use of an existing residential building rather than requiring demolition and complete redevelopment.

Retention and reuse of the existing structure and building fabric reduces the demand for new construction materials and the embodied environmental impacts associated with demolition and reconstruction.

Where works affect existing building elements, opportunities will be taken to improve energy efficiency where technically feasible and proportionate.

Further details are contained within the accompanying **Energy Efficiency Statement**.

13. Conclusion

The proposal provides two self-contained residential units through the efficient conversion and refurbishment of an existing residential building.

The development:

- retains the established residential use of the site;
- does not involve an extension or increase in the existing building footprint;
- respects the established character and appearance of the property and surrounding residential area;
- provides two independent residential units;
- maintains an acceptable relationship with neighbouring occupiers;
- provides refuse/recycling and cycle-storage arrangements; and
- makes sustainable use of the existing building and infrastructure.

The immediately adjoining residential accommodation at No. 36 Wantage Road also forms part of the relevant local context, although the present application is to be assessed on its own planning merits.

Having regard to the **Reading Borough Local Plan (2019), including Policy H8, and the Residential Conversions SPD (2023)**, the proposal is considered to represent an appropriate residential conversion.

It is therefore respectfully requested that the additional information contained within this Planning Statement Addendum be accepted and that application **PL/26/1131** be validated and progressed towards determination.