

Sustainability Statement – 5 Westcote Road, Reading, RG30 2DL



PL/26/1082 - The erection of a single-storey outbuilding (Retrospective)

This proportionate Sustainability Statement has been prepared in support of the retrospective planning application for the timber office pod at 5 Westcote Road, Reading. It provides a proportionate to Policy CC2 of the Reading Borough Local Plan, whilst acknowledging the modest scale and nature of the development.

The pod is approximately 30m² in size, and is of lightweight modular construction using sustainably sourced timber. The external finish is Cedral fibre-cement cladding manufactured by Etex, which holds an EcoVadis sustainability rating and has a stated commitment to renewable energy and responsibly sourced raw materials in production.

The Pod is insulated to domestic garden-office standards which helps to minimise heat loss and energy consumption. Heating is provided through low-energy electrical radiators and energy-efficient LED lighting has also been installed. The pod is connected to the existing property's mains electricity and water supplies, avoiding the need for separate utility infrastructure. Energy efficient and water efficient appliances are used.

The development is modest in scale and makes efficient use of an existing site. Its lightweight modular construction limited the extent of works required and the quantity of materials used.

Overall, the development incorporates measures appropriate to its scale to reduce energy and resource consumption and use materials responsibly. It therefore accords with the sustainability objectives of Policy CC2 of the Reading Borough Local Plan.

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