

### **231141 - 3 Prospect Street Caversham Reading RG4 8JB**

*Change of use of single storey rear element to form x1 no 2 bedroom, flat. Conversion of first floor to form x2 no1 bed flats. Upward extension to form x1 no2 bed flat.,*

#### **Comments on behalf of Caversham and District Residents' Association (CADRA)**

There have been several applications for this site, and we have consistently objected to any upward extension of the property. **We therefore object to this latest application.**

We have included two photographs at the end of this document. One shows 3 Prospect Street as it is now and the other one ca 1887 as a residential dwelling adjacent to the single storey element (since demolished) of the home built for the Baptist Minister. While the ground floor has seen substantial alteration, the first-floor frontage appears largely unchanged from when the property was first constructed.

Prospect Street includes a variety of 2 and 3 storey buildings which add variety in the street. The current 2 storey 19C building is well proportioned with three windows above a shopfront with separate side entrance. In our view this building, originally a well-proportioned home, should remain 2-storey to maintain variety in the street scene and **not be extended upwards.**

**Please also take account of CADRA's Previous Comments which follow:**

#### **230052 - Comments on behalf of Caversham and District Residents' Association (CADRA)**

CADRA commented on the previous separate applications for this site, 201857 in respect of 3 Prospect Street and 201680 in respect of 1A North Street. These applications were heavily amended following submission and eventually resulted in acceptable proposals for the site as a whole, giving in addition to the commercial ground floor space on Prospect Street a total of five residential flats (four on North Street and one on Prospect Street). These previous applications achieved an adequate balance, architecturally, relating to surrounding buildings, servicing with particular regard to bins, and parking in relation to the number of flats and local pressures on parking spaces.

The new application proposes a total of nine residential flats (six on North Street and three on Prospect Street) and regresses back to overdevelopment of this site, which has previously been unsuccessfully proposed.

In particular we make the following comments:

- **SERVICING AND BINS** - The previous application retained the one existing flat on the Prospect Street frontage. This flat is accessed only from Prospect Street and is obliged to keep its bin on the street most of the time. The proposal is for four new flats to use the Prospect Street entrance. This will lead to a profusion of bins on the street or the inability of occupants of the flats to properly dispose of rubbish and recycle.
- **PARKING** - The increase in the number of flats and the lack of on-site parking provision, will lead to unavoidable pressure on parking spaces for the existing residents of North Street.
- **SPACE STANDARDS** - Some of the flats appear to be inadequately sized, particularly second floor flats in roof spaces on both Prospect Street and North Street. Some one-bed flats can only accommodate a single bed due to inadequately sized bedrooms. There is a risk of permitting sub-standard accommodation to the detriment of future residents. All flats should be rigorously checked against national space standards and these standards upheld without exception.
- **ARCHITECTURAL BALANCE AND VISUAL APPEARANCE** - The previously approved application on Prospect Street maintained the two-storey appearance of the existing building. In townscape terms this provides welcome variety in the street scene and avoids the awkward upward extension of the building now proposed. Prospect Street is relatively narrow and heavily trafficked, and retaining this two-storey building on the street provides alleviation and variety.

Likewise, the frontage on North Street is now wholly built up and mostly of 3 stories. This, on a very narrow street is oppressive. Away from the junction with Prospect Street two-storey terraced houses predominate. The previous application allowed a welcome gap between the three stories nearest the junction and the two-storey terraces.

For the above reasons CADRA object to this development.

