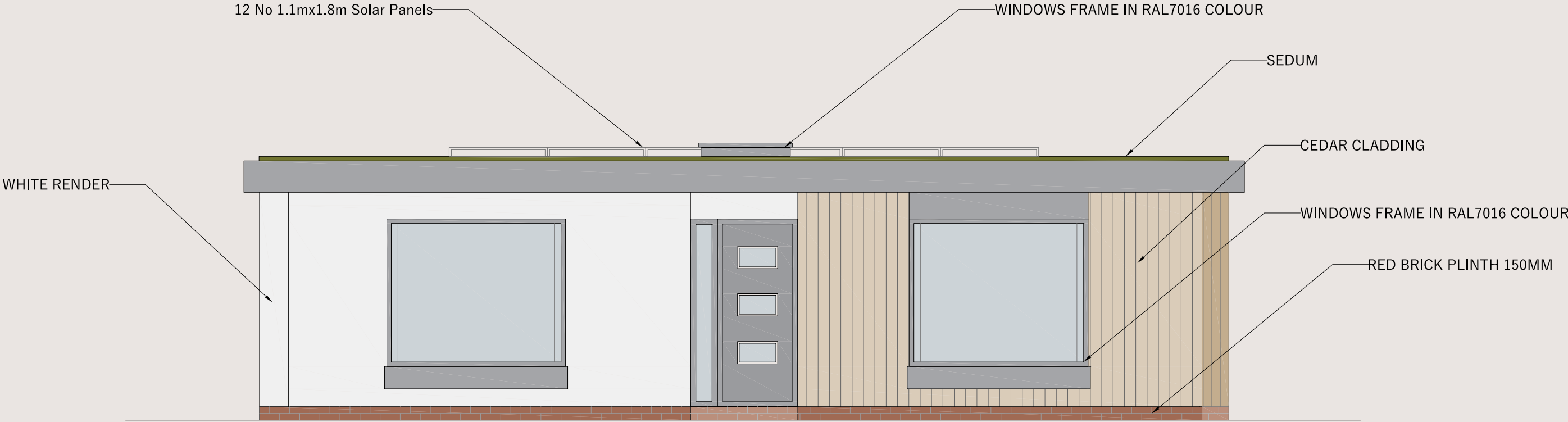


139 Chapel Hill, *Tilehurst*

PLANNING STATEMENT
MAY 2023



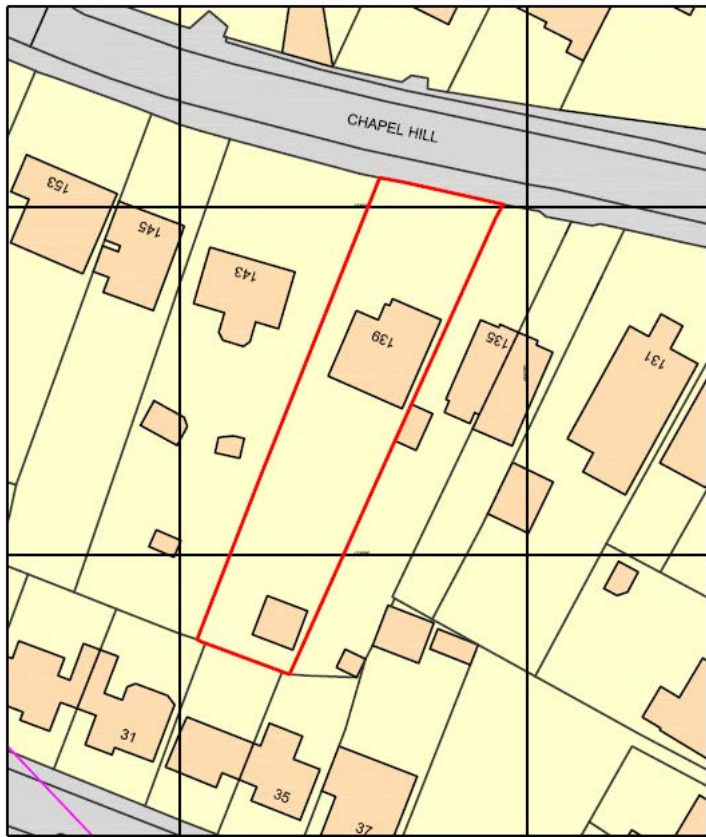
1.0 INTRODUCTION

This planning statement has been produced for inclusion within the Planning Application submission relating to the residential extension of Willow Cottage, Yattenden, Newbury

The development site is located within the North Wessex Downs Area of Outstanding Natural Beauty, outside of any conservation area and within flood zone 1. It is not of any historical or architectural significance.

Overall, and taking all material factors into account, it is submitted that the presumption in favour of sustainable development expressed throughout the NPPF should be applied to this proposal and it is submitted that the proposal is acceptable in planning terms.

The application is supported by existing and proposed plans and elevations.



1.3 DWELLING SIZE AND TYPE MIX

2-bedroom bungalow will provide useful accommodation, including single storey accommodation for elderly and those requiring single-storey accessible ready living. A home office is also included to allow for home working, which is nowadays a modern and sustainable requirement.

2.0 AMOUNT AND SCALE

A 11x10mx2.8m high flat roofed single-storey dwelling with a 109m² footprint will be formed on the site of the existing garage building 6.2x5.6x4.5m an increase of 74m², but with a reduction of roof height of 1.7m. The proposal will also replace the 85m² of existing hardstanding to the side and rear of the existing garage. A scheme of landscaping will include newly planted wildlife friendly species of limited stature to add strategic screening, although the bungalow will be barely visible above the existing hedge, and of less visual impact than the garage it will replace.

2.1 PRINCIPAL OF THE DEVELOPMENT

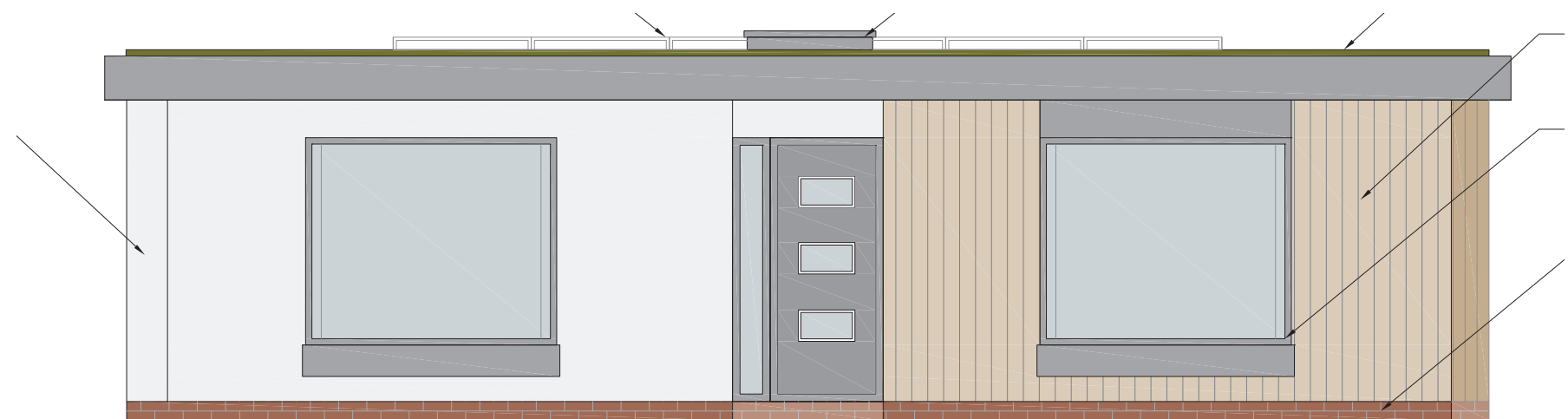
The proposal of providing 1 additional dwelling in a sustainable location in a sustainable manner is a welcome addition to the windfall housing totals for RBC. The low level flat roof design of the proposed dwelling, will be substantially lower than the 4.5m barn like garage at the end of the garden. The 92m² of concrete hard standing will also be replaced with lawn and permeable paving. The building has been used to store and maintain cars for many years. The drive, although not paved has been used to drive vehicles to the garage for many years.

Not only is there an existing building on the site of the proposed garage, but there is also a tall garage / ancillary building at no. 37 Childrey way and neighbouring green houses to the rear of No.135 Chapel Hill. This already represents a localised line of rear garden development. The proposal will not change the use of the land. Garden space will still border neighbouring properties gardens.

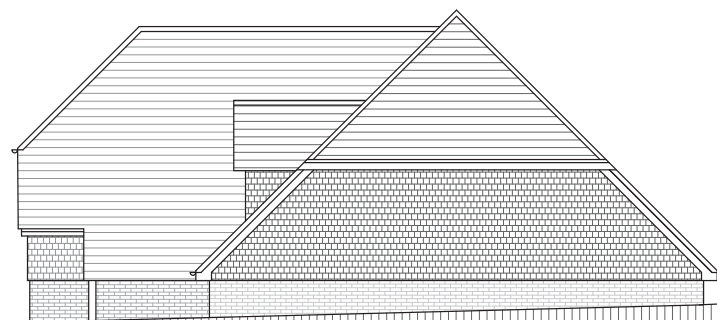
The existing highway access is both suitable and already been used by a single family dwelling of 139 Chapel Hill.

2.2 APPEARANCE

The single-storey dwelling has been designed to be low lying, and of low visual impact. The overall appearance is of a more contemporary appearance to reflect the modern modular construction. The walls will be clad in breathable render coloured off-white. There are also panels of natural Cedar timber, that will weather naturally to silvery grey. The roof will be trimmed in aluminium, near-flat (10degrees) Photovoltaic panels will be placed on the high performance single-ply membrane roof. Windows will be triple-glazed with aluminium units. Aluminium is a high-quality long-lasting and fully recyclable material.

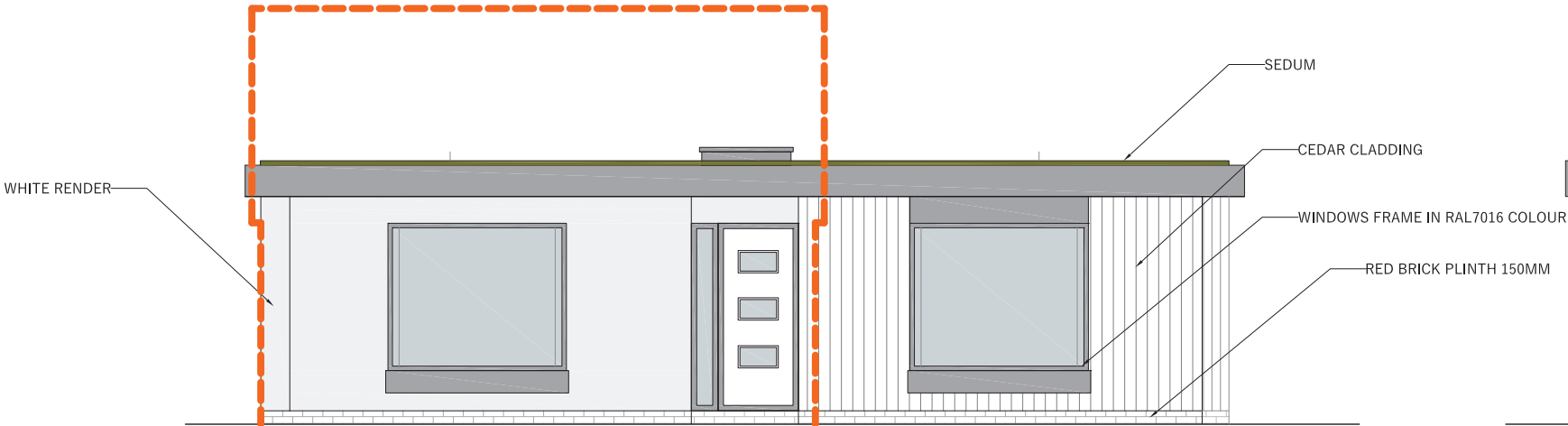


PROPOSED FRONT(N) ELEVATION

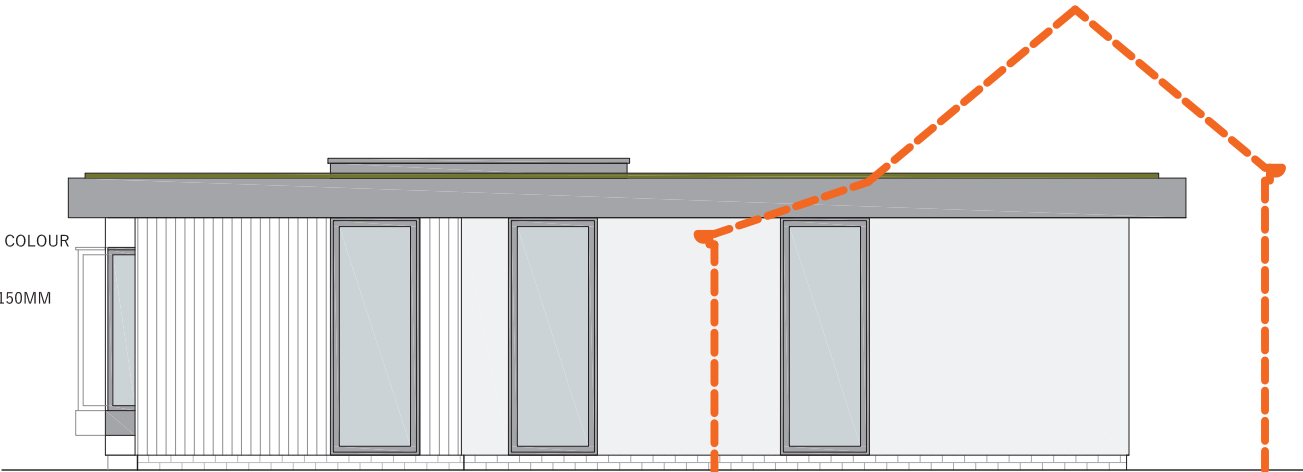


PROPOSED ELEVATIONS

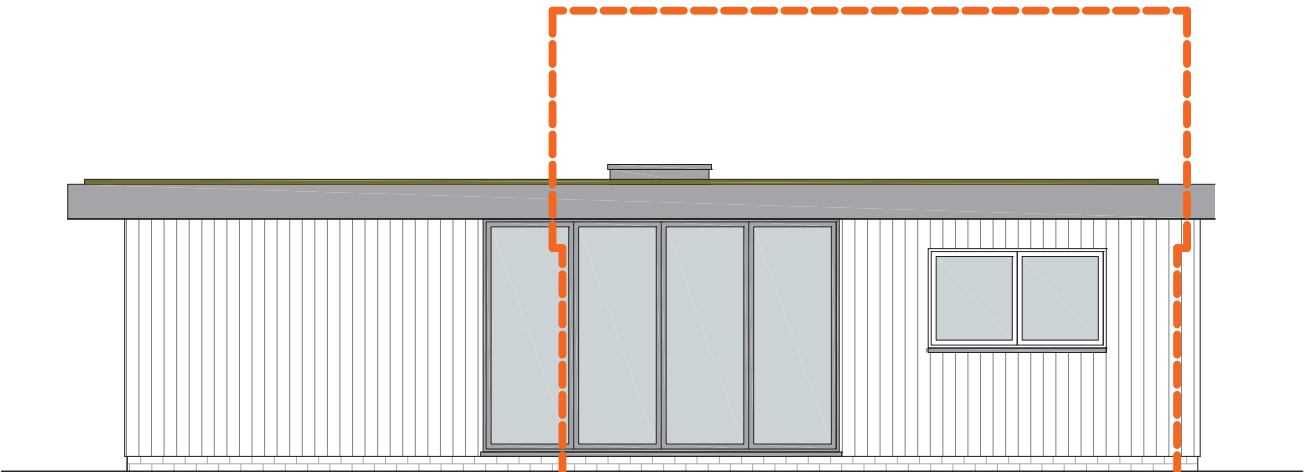
Proposed Elevations below with a orange dashed line indicating the extent of the overlaid existing property



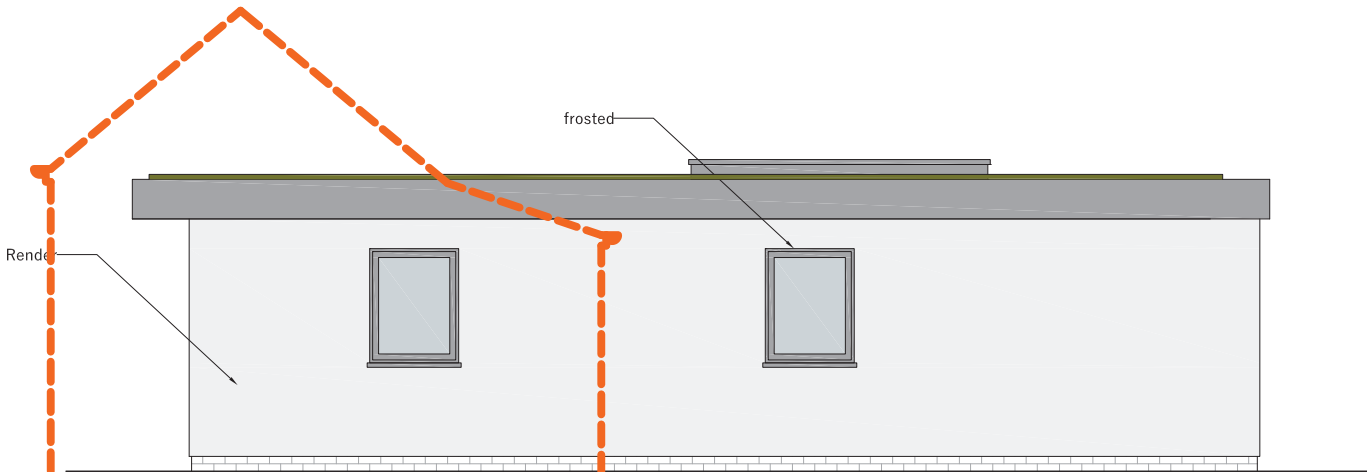
PROPOSED FRONT(N) ELEVATION



PROPOSED SIDE(W) ELEVATION

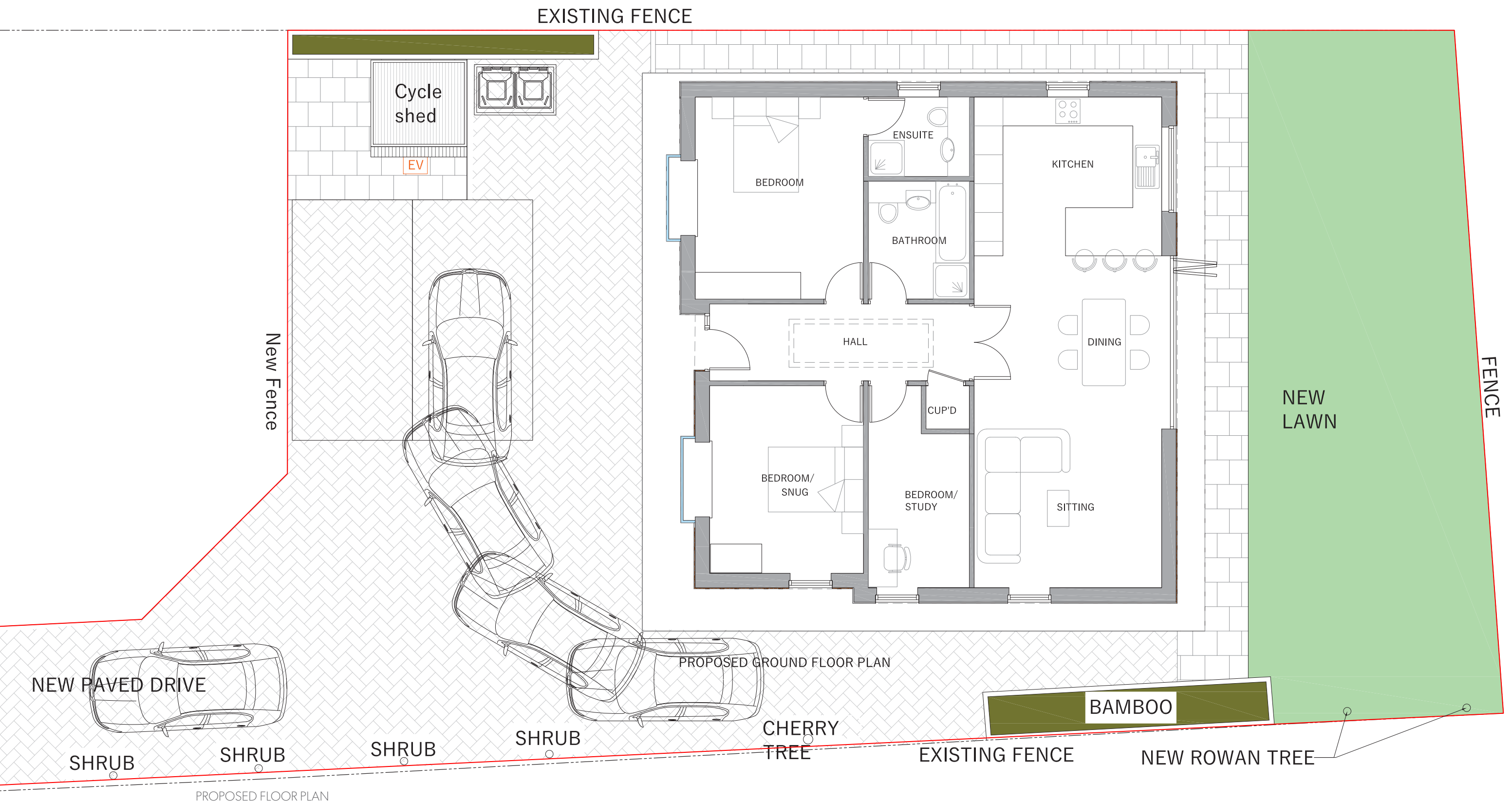


PROPOSED REAR(S) ELEVATION



PROPOSED SIDE(E) ELEVATION





ADDITIONAL REQUIREMENTS.

REFUSE STORE :
The is a bin storage positioned at the head of the drive, there is bin collection from the 3.5m wide pavement along 139 Chapel Hill

CYCLE PARKING:
A garden shed will provide secure cycle storage.

NEW TREES :
New rowan trees will be planted to create screening

PARKING:
2No. 2.5x5.0m parking spaces will be provided for sole use of the new bungalow with the addition of a clear turning area, to ensure forward facing exit onto the highway.

DRIVE ACCESS:
3.5+m wide block paved drive from highway to new parking area

PUBLIC TRANSPORT:
Bus stops are located within mins walking distance form the 139 Chapel Hill



Existing site context taken from drive.



3.0 Sustainable Development

The flat roofed bungalow is designed to be Zero-carbon with a number of key features to enable a 100% reduction of CO2 emissions relative to the 2012 Building Regulations - well in excess of policy requirements for a 19% reduction. Features include:

- 5kW photovoltaic Solar panels with 10kWh battery storage connected to dwelling and hotwater tank.
- Air source heat pump uses National Grid energy set to be low carbon by 2035.
- Passivhaus levels of insulation (U-values for the walls, roof 0.11 and floor 0.12 using a modular timber frame system utilising low levels of embodied energy in its construction.
- High performance triple glazing U-value 0.8.
- EV charging point for direct charging by PV
- Water butts and sedum roof will act as a buffer store attenuating rainwater runoff.

In addition, the location within the settlement of Reading is highly sustainable with the site entrance located 35m from a bus stop. All services are accessible without use of car.

The inclusion of PV panels with battery storage will also allow for truly sustainable EV car charging.



SEDUM ON FLAT ROOF



PHOTOVOLTAICS WITH BATTERY STORAGE ON FLAT ROOF



EV CHARGING POINT



TRIPPLE GLAZED FLAT ROOF LIGHT

-WELL INSULATED
-HIGH PERFORMANCE GLASSING
-AIR SOURCE HEAT PUMP



3.2 Garden amenity space

The new dwelling will be afforded with a south-facing private garden outdoor area measuring 91m² to the rear. With an additional 28m² to the front of the proposed dwelling. The paved access and parking areas are not included in this. The garden is very well screened to ensure it is private and does not affect the amenity of neighbouring properties.

There will be 210m² of retained garden amenity space to the rear of No.139 Chapel Hill and there is additional green space also to the front of the property. The green spaces and dwelling will create pleasant living spaces internally and externally.

3.3 Environmental Protection

The contractor will comply in all respects with current legislation, for instance 'The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015' The contractor will comply with the Code of Practice - Control of Pollution and Noise from Demolition and Construction Sites 2008. The Applicant will accept the councils' proposed conditions: a) Control of noise and dust during construction; b) Construction and demolition hours of work, c) No bonfires.

3.4 Refuse store

There is a bin storage positioned at the head of the drive, there is bin collection from the 3.5m wide pavement along 139 Chapel Hill.

4.0 Neighbouring Amenity

Impact on neighbours by overlooking is negligible as the proposal is a low bungalow, with flat roof and with no option for rooms in the roof. Windows will face predominantly to the front and rear. There is ample separation between the dwellings to the front and rear, we vegetation screening to the rear.

Impact on neighbouring amenity from overshadowing and overbearing influence is zero, due to its low height and replaces the much taller existing garage (2.8 vs 4.5m) which is much more visible.

The impact of the drive will also be negligible, the whole drive will be improved from the current gravel to block paving. The proposed dwelling will be perfectly suited to an EV using occupants with onsite PV for charging. The result is no anticipated noise from car movements, whereas currently there is potential from the existing garage. In addition, it is noted that an existing hardstand drive exists along the side of the Western boundary within the neighbouring property of No. 143 Chapel Hill (there is No.141 Chapel Hill)



Neighbouring property



5.0 Access

Access to the site is to be gained by utilising the existing dropped crossing formerly associated with 139 Chapel Hill. The existing dropped crossing will provide the new bungalow dwelling with its own private access to the West of the dwelling. The existing access with dropped crossing to the East side of the dwelling will be retained for sole use by the existing property of 139 Chapel Hill. Overall there is no change to the access arrangements onto Chapel Hill.

The existing 3.5m visibility splays at 43m exceed requirements for the 30mph road with an existing 3.6m wide drop kerb.

There is a bus stop within 40m of the proposed dwelling site providing sustainable transport links to the centre of Reading and beyond. The proposed site is in a highly sustainable location.



5.0-Access

5.1 Drive access and Parking

3.5+m wide block paved drive from highway to new parking area which is afforded a turning area in addition to the 2No. 2.5x5.0m parking spaces provided for sole use of the new bungalow to ensure forward facing exit onto the highway. A 7kW EV charging point will be provided on site, powered in part by the onsite PV panels providing on site low-carbon energy.

5.2 Cycle Storage

A garden shed of 1.8x2m will provide secure cycle storage, with concrete base and fixing points is shown on the site plan.

5.3 Fire Brigade Access

The proposed house can be accessed from the road by the 55m long drive. The dwelling will be afforded a Building Regulations compliant fire suppression system.

6.0 Services

Foul drainage will connect to the existing private drainage system at No.139 which joins Thames Water system. Surface water drainage will be designed to drain locally according to Building Regulations requirements and BRE 365 for soakaway design and testing. Electric and BT/broadband cables are available along Chapel Road. No gas is required by this sustainable development.

7.0 CIL

CIL is acknowledged to be liable for the additional development. The development proposals will provide a dwelling with GIA of 96m². The existing garage it replaces has a GIF of 34m² a net increase of 62m².

9.0 Conclusion

- The location is a sustainable location within the neighbourhood of Tilehurst, close to a bus route.
- The design proposed will be highly sustainable, achieving net Zero-carbon.
- The proposed flat roof dwelling will be less obtrusive than the existing garage it replaces.
- No new dropped kerb access is required, with 2 existing accesses off Chapel Hill.
- The development offers high-quality indoor and outdoor living conditions.
- The new development will not impact the amenity of the neighbouring properties.
- The development will not affect or negatively impact the character of the area.

The proposed dwelling constitutes a highly sustainable form of development.

