

DESIGN AND ACCESS STATEMENT

**183 SOUTHCOTE LANE
READING RG30 3AX**

by
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INTRODUCTION:

This statement provides supporting information on the proposed works at 183 Southcote Lane, RG30 3AX. The sites lie within the urban area of Reading wherein the proposed development would be acceptable in principle as it is not subject to any particular protective, policy or land use designation in the adopted local plan. The character and appearance of the immediate locality to which the proposed development would relate is primarily residential. The application site is a semi-detached property.

THE PROPOSAL:

The principle of the proposal is to provide additional space for the residential dwelling with erection of two storey side and two storey part single storey rear extension. The design addressed to replicate the style and atmosphere of the surrounding area to achieve harmony and subtle consistency. The proposed development with its complementary massing will be the strength to the streetscape, reflecting the local context with the aim of preserving the character. The construction will be undertaken using high quality materials detailed in a harmonious manner.

DESIGN:

The conception of the proposed development has been guided by three principle aims;

- 1- Improvement of the local housing stock both in quantity and quality.
- 2- Making the best use of urban land by raising density in manner appropriate to and respectful of the local development pattern and design context.
- 3- Respect for the amenity of neighbouring residential properties and their occupiers.

TREES

No trees or landscaping of public visual amenity value would be directly or indirectly lost as a consequence of the proposed development.

BIODIVERSITY

There are no species of protected flora and fauna known or suspected to exist on the site. Also the proposals would not cause a material intensification in the use of the site which may threaten the quality of such wildlife habitat.

COMMUNITY INVOLVEMENT

The proposed developments would have no environmental effect on, or implication for, the wider local community. The occupiers of neighbouring properties have been considered with the objective to ensure that their residential amenities would not be affected to a material and harmful degree.

FLOOD RISK ASSESSMENT

The application site is not located within Environment Agency designated Flood Risk Zone. No special protection or amelioration measures are necessary.

CONCLUSION

The proposed developments would comply with the objectives of national guidance relating to best use of urban land and sustainability. No interest of acknowledged importance would be harmed by the development and it is our humble request to the Planning Department to grant permission.