

**BRINDLES
KIDMORE END ROAD
EMMER GREEN
RG4 8SH**

Design & Access Statement

1.0 Introduction

- 1.1 This Design and Access Statement is submitted with a full application for the construction of a detached house in the garden of Brindles, Kidmore End Road, Emmer Green. This follows a pre-application submission dated 15th August 2017 which concluded a dwelling in this location is likely to be acceptable.

2.0 Immediate and wider context of site

- 2.1 The application site forms part of the large garden attached to Brindles, a detached house with vehicular access off Lyefield Court, onto Kidmore End Road. The site is level and defined on its western, eastern, and northern boundaries by existing hedges, with a close boarded fence on the southern boundary. Further to the south is a development of flats, to the west are school grounds, to the north a Golf Course, which has consent for a residential scheme along the common boundary with Brindles. A single dwelling is under construction on the western part of Brindles Garden (08-0161-FUL).
- 2.2 The site lies within the settlement boundary for Reading and therefore in accordance with Local Plan policies, there is no objection in principle to the proposal. Any such development does however have to regard at the Local Plan level to the provisions of housing policies CS7, DM19 & DM11.

3.0 Community Involvement and Consultation

- 3.1 There are no immediate neighbours to the application site. The site is not subject to flooding; therefore, no consultation has taken place with the Environment Agency. The site already benefits from an existing access to Kidmore End Road and therefore no consultation was necessary with the Highways Authority, having regard to the low levels of traffic generated by the proposed development.

4.0 Community Involvement and Consultation

- 4.1 The site is adjacent to two storey development and therefore a house is appropriate. Existing boundary features are attractive and should be retained where possible. While the proposed site is adjacent to Brindles, the scheme avoids overlooking loss of privacy. The driveway leading to the application site should be sufficiently far from Brindles, so as to avoid any noise or disturbance to the occupants of Brindles.
- 4.2 Having regard to the provisions of the Council's Local Plan policies, consideration should also be given to the effect of the proposed development on the character and appearance of the surrounding area and on adjacent properties.
- 4.3 The site is brownfield and located in a sustainable location. In accordance with the Council's own policies and current Government advice there is therefore a presumption in favour of this development. The Council's Local Plan stresses the importance of bringing forward sites in such locations, having regard to the constraints elsewhere in the built-up area, such as important open spaces and flooding.

5.0 Design

- 5.1 The house has been sited and designed so as to have regard to the constraints, opportunities and local context, as defined above. The design matches the adjacent approved scheme (08-0161-FUL) which is under construction, and we comment as follows: -

(a) **Amount**

One house is proposed on the site.

(b) **Layout**

The proposed house is between Brindles and the new plot and utilises the vehicular access point. It provides an attractive south facing garden. The layout of the house is such that there will be no windows on the eastern elevation facing toward Brindles, to protect the privacy of that house.

(c) **Scale**

A two-storey building is appropriate on this site, by virtue of the extant consent 08-0161-FUL for reasons as previously described. In view of the extensive hedging around the boundaries much of the site will be well screened in views from the surrounding area, including from Kidmore End Road. The height to the ridge will be 9 metres and the footprint will be 240sq. metres approximately.

(d) **Landscaping**

Existing hedges are to be retained as shown. Existing tree screening at the southern end of the plot will be retained as shown.

(e) **Appearance**

The proposed house will relate well to the appearance and character of the surrounding area as previously described. It is proposed to use brick for walls and plain clay tiles for the roof. The design of the house also reflects the need for a disabled lift and provides disabled access throughout.

(f) **Access**

Vehicular access is off Lyefield Court as previously described, onto Kidmore End Road. The access is adequate in width and alignment to cater for the small level of traffic generated by the proposed development. Sight lines at the junction of Lyefield court with Kidmore End Road are satisfactory having regard to the above.

Within the curtilage of Brindles, there is adequate room available to provide a private driveway to the proposed plot, with parking and turning within the plot itself. Kidmore End has a regular bus service available to occupiers of the new house. Access for emergency vehicles is adequate.

(g) **Sunlight Assessment**

Given the spacious nature of the site and orientation the proposed development will not impact the daylight/sunlight of the neighbouring properties.

(h) **Utilities**

We have obtained details of existing services in Lyefield court from the utility companies, and we have illustrated a dedicated services trench on the site plan which avoids all significant trees.

6.0 Affordable Housing

The applicant is willing to pay a Policy compliant level of affordable housing contribution via a S106 agreement.

7.0 Standards for New Housing

The new house will be constructed to comply with Policy H5.

8.0 Private and Communal Outdoor Space

Given the characteristics of the plot, this scheme will comply with policy H10.

9.0 Development of Private Residential Gardens

This scheme complies with Policy H11 by

- a) making a positive contribution to the area
- b) providing an acceptable level of amenity space, landscaping and space around the building
- c) providing a suitable access
- d) maintaining security of boundaries
- e) maintaining amenities of neighbouring properties
- f) providing a family sized house

Furthermore, the scheme has been reviewed at pre-app stage (171125) and is considered acceptable.