

**Design And Access Statement
In Relation To Planning Application For
Erection of 2 x 3 Bed Houses On
Land To Rear Of
39 - 45 Whitely Wood Lane, RG2 8PN**

1.0 Introduction

This Design and Access Statement accompanies the planning application for the erection of 2 x 3 Bed houses on the land to the rear of 39, 41, 43 and 45 Whiteley Wood Lane, RG2 8PN

The gardens of 41, 43 and 45 Whiteley Wood Lane are all overgrown, neglected and unmaintained. The reduction in the rear parts of the gardens of 41, 43 and 45 Whiteley Wood Lane (the proposed site area), is already established by a sub dividing fence.

There is currently planning permission to build a 2 bedroom detached house on the garden to the rear of 45 Whiteley Wood Lane under reference 200900. The houses proposed in this application are similar in size, character, design, position and layout of the approved application.

Access to the proposed development will be from Byworth Close, in the same position as the approved access for application 200900. The entrance is served by a dropped kerb.



View of site entrance from Byworth Close

2.0 Location



Site Plan image



Site Plan Drawing

3.0 Appearance and Design Principles

The houses in the immediate vicinity are of varying appearance and style. Some are semi detached red brick houses, while others are 1.5 storey houses.



Houses on Whiteley Wood Lane adjoining proposed site

The proposed development was designed to reflect the 1.5 storey houses close by, but to also blend with the semi detached houses by using similar materials.

The proposed houses will have light coloured walls and slate roofs, and be of similar massing to the houses close by.



3D Mock up of the proposed development

The heights of the properties will be 7 metres, and they will each have 1.5 storeys. The dwelling furthest north would have a footprint of 96 square metres and the other a footprint of 90 square metres. The property furthest north would have a GIA of 144.33 square metres; and the other a GIA of 147.4 square metres. The houses will be residential dwellings (C3)

The buildings and windows have positioned sufficient distance from all properties close by so as not to overlook them and to maintain privacy.

There is no evidence of any endangered species habitation in the proposed development area.

Pedestrian and vehicular access, including emergency services, will be obtained via Byworth Close. The area is also well served by public transport.

On site refuse and cycle storage will be provided. Positions are specified in the site plan.

The gardens will be designed in accordance with the gardens approved in application 200900