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CHARTERED TOWN PLANNERS

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PLANNING STATEMENT

PROPOSED DEVELOPMENT:-

INSERTION OF A RESIDENTIAL DOMESTIC CROSSOVER ON TO A CLASSIFIED ROAD.

SITE LOCATION:-

62 GROVELANDS ROAD, READING RG30 2NY

PLANS AND DOCUMENTS:-

OI1484296	1:1250@A4	Location Plan.
AJT/01	1:200@A4	Block Plan.
Planning Statement (this document).		

1.00 CONSIDERATIONS

1.01

Grovelands Road is a classified road therefore planning permission is required for the insertion of a residential domestic crossover. The area is classified as Zone 3. Secondary Core Area. There are no parking restrictions on the site frontage. The speed limit is 30 mph. The crossover is 15m from the nearest junction with Drayton Road to the southwest. There are no trees and no street furniture on the pavement adjoining the proposed crossover.

1.02

The associated permitted development hardstanding is 5m x 2.75m all within the residential curtilage of 62 Grovelands Road. Front garden depth has been measured as 5.118m. The crossover will be 2.75m wide with a drop kerb and cheeks to Reading Borough Council specification 3.6m wide to the highway. All surfaces will be permeable tarmac. The existing footpath is tarmac with dressed stone kerbs along the highway edge(see photo 1. below).



PHOTO 1. Footpath and highway in front of the property.

1.03

Works within the curtilage will involve the removal of a section of front wall 2.75m wide (see photo 2. below), the removal of the front gate and piers and the lowering of the remaining wall and garden to 0.6m within the area of the 2.4m x 2.4m pedestrian visibility splay shown on block plan AJT/01. The gradient of the hardstanding will be less than 8%. The existing pedestrian access and steps to the main side entrance/front door to the property will remain unchanged. The bin store remains unchanged.



PHOTO 2. Gate, piers and section of wall to the left to be removed to allow access.

2.00 CONCLUSIONS

2.01

We trust that we have supplied sufficient information to allow a positive determination. In the meantime if you have any queries or require further information please do not hesitate to call.

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AJT/SB/07/07/2021