

290 – Proposed new 2 storey, 4
bed detached house on land off
Venetia Close, (rear garden of 49
Kiln Road), Emmer Green,
Reading, RG4 8UG

Design & Access Statement

On behalf of Kenan Mursal

Rev 2

Date: August 2021

Proposed Development

The proposed development is for a new 2 storey, 4 bed detached house on land off Venetia Close, (rear garden of 49 Kiln Road), Emmer Green.

The new dwelling has a proposed Gross Internal area of 124m²

Affordable Housing Statement

The proposed development is for one new dwelling for the private housing market.

The completed house implemented 141882/OUT & 170120/REM which are not liable for affordable housing contributions and not contribution will be paid for this application on this basis.

Viability Appraisal

This application is not making a viability argument to negotiate the affordable housing contribution.

Heads of Terms

Applicant – Kenan Mursal

Title plan – (see attached) BK 445464

Land Owner – Kenan Mursal

Notice was served to these owners and the have agreed to be party to the planning agreement in the future

Mortgage – The land is not subject to a mortgage

Applicant Solicitor – Robert Daniels, Boyes Turner, Abbots House, Abbey Street Reading RG1 3BD, United Kingdom, +44 0118 959 7711 , rdaniel@boyesturner.com

Legal Costs – The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.