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DESIGN & ACCESS STATEMENT

**Construction of two semi-detached house following
the demolition of the existing bungalow.**

at

37 South View Avenue
Caversham
Reading
RG4 5AD

June 2021

1.1. Introduction

1.1.1. This Design & Access Statement has been prepared in support of a planning application to demolish existing bungalow and the construction of two semi-detached dwelling houses with associated parking and amenity areas.

1.1.2. Planning History

- **111611** – Replacement rear pitch roof (**Permitted** Feb 2012).
- **200658** - Demolition of an existing bungalow and build two semi-detached houses (**Refused** March 2021).

1.2. The Site

1.2.1. The application relates to a site located at South View Avenue, Caversham. The site is in an established residential area comprising of a variety of two-storey house types, styles, and ages. The existing bungalow is the only single storey property on the road.



Figure 1 - Existing Location Plan

1.3. The Proposal

- 1.3.1. The proposed scheme seeks planning consent for the demolition of the existing bungalow and the construction of 2No. 4 bed semi- detached dwellings. The proposed building is of traditional pitched roof with a mix of hipped and gable ends to match the character of the area.

1.4. Design, Appearance and Impact

- 1.4.1. The majority of the dwellings along South View Avenue are semi-detached two storey houses. The predominant materials used are facing red bricks, smooth render, grey roof slates, white uPVC windows with stone detailing. Also, front dormers, gable front roofs and front porches with pitched roof are a common theme in the majority of the existing houses.
- 1.4.2. The gap between the existing dwellings on the road and the boundaries varies. The proposal as seen on the street scene fits with the pattern of the development. A 2m distance is kept from the boundary shared with no. 35 (on the previous application was 1m) and 1m from the boundary shared with no. 41. The distance from the 41 is considerable as no.41 is away from the boundary to create a break.
- 1.4.3. The proposed building takes into consideration the locality and reflects the traditional style of the majority of the houses close the application site. Materials used are facing brick, smooth render, anthracite roof slates, white uPVC windows with stone details and grey entrance doors.
- 1.4.4. The proposed ridge height will match the existing adjacent properties.
- 1.4.5. The existing plot would be divided and that was considered to be detrimental to the pattern of the development on the previous refused application. However, we are of the opinion that this does fit with pattern as most of the existing plots are of different widths and some of them are similar in size with the proposal.



Figure 2 - Proposed Street Scene

- 1.4.6. As seen on the Fig 2 – Proposed Street Scene, the development is well proportioned and sits comfortably with the surrounding properties. By keeping the height of the building the same as the existing adjacent dwellings, the appropriate spaces from the boundaries and a simplified front elevation the development would not create visual harm to the area and overbearing effect.

- 1.4.7. The impact to the neighbouring properties is kept at a minimum. There are no overlooking and loss of light issues. With regards to the overbearing effect, the new proposal does not extend beyond the existing bungalow on site.
- 1.4.8. All the proposed spaces comply with the nationally described space standards.



Figure 3 - 3d images of the proposal

1.5. Ecology/Trees

- 1.5.1. A Preliminary Ecological Appraisal has been prepared and submitted as part of this application.
- 1.5.2. There trees affected by the development.

1.6. Parking

- 1.6.1. A provision for 1 parking space per dwelling has been made. Highway Authority, on the previous application, indicated that the provision for 2 car parking space per dwelling could be reduced to 1 space per dwelling considering the surrounding parking restrictions.
- 1.6.2. The existing dropped kerb will remain unchanged and another vehicle access will be provided on the other side as shown on the site plan.
- 1.6.3. The on road parking space at the front of the property would not be lost and would remain as existing
- 1.6.4. Charging points have been provided for both houses.

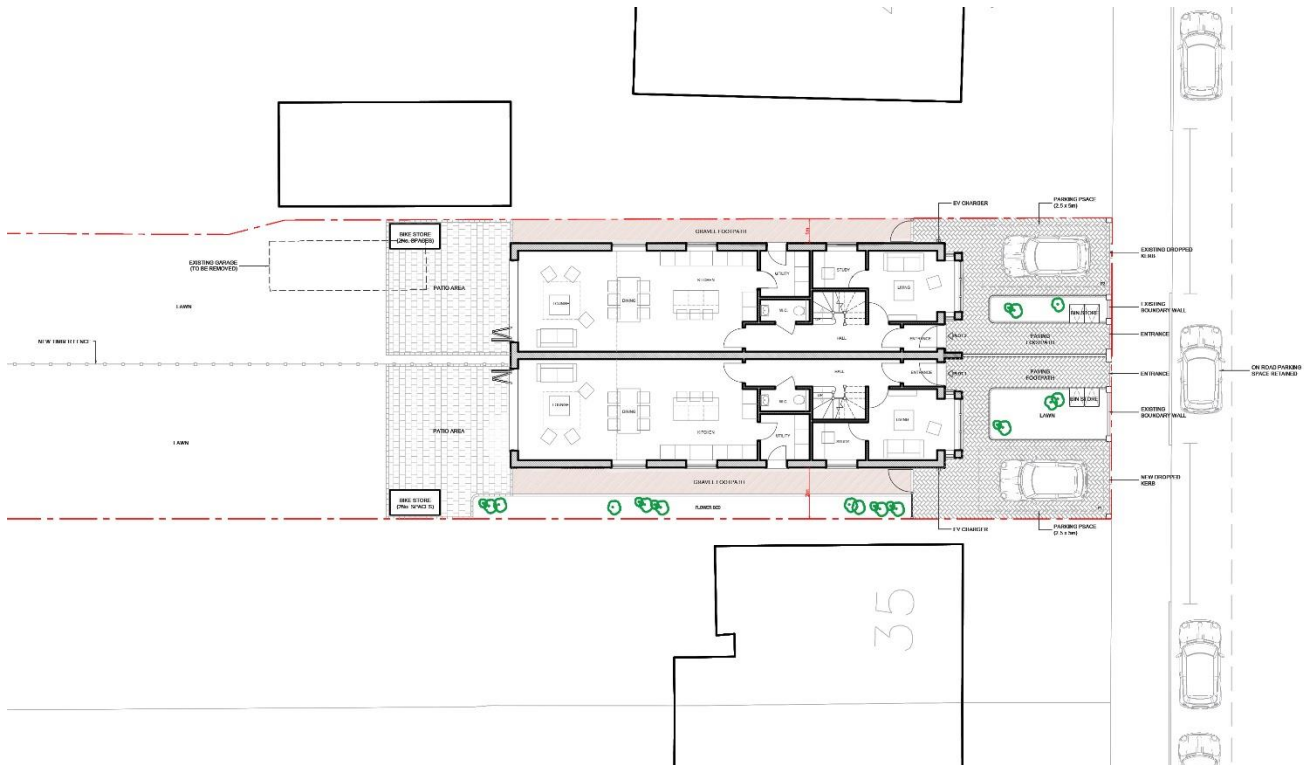


Figure 4 - Proposed Site Plan

1.7. Affordable Housing

- 1.7.1. The applicant would be willing to provide a Policy compliant affordable housing contribution following the approval of the proposal

1.8. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the character and appearance of the surrounding area, neighbouring amenity or highway safety.

This proposal has been designed to respond sympathetically to the neighbouring buildings and to complement and sit comfortably within the existing cluster of surrounding development. The scheme is fully accessible with level access thresholds to both units.

Through the use of design characteristics that are appropriate to developments, we believe this proposal is sensitive, responsive and highly appropriate. Given the above, it is our firm opinion that in terms of form, scale, size, materials, use, access, sustainability and overall design, this application is in line with development policies and should be supported and recommended for approval.