



DESIGN AND ACCESS STATEMENT

For

New Dwelling – Land adjacent to

No. 9, Linden Road, Reading, RG2 7EG

3rd September 2020

Introduction

This application is for the erection of a new 2-bedroom dwelling to the side of No. 9, Linden Road.

It deals with recommendations of Pre-Application response dated 25th September 2015 and also satisfies the reasons for refusal in the subsequent Planning Application No. 172024 dated 22nd January 2018.

Planning History

The existing property is a 3-bedroom end of terrace property which has a larger garden area to the side than similar properties in the immediate area.

The previous application had the following reasons for refusal:

1. *By reason of its design and its position on the site, the proposed dwelling is considered to be out of character with the neighbouring properties which fails to make a positive contribution to the area in terms of the pattern of development within the area and the relationship of the existing built form. Policies CS7 and CS15 of the Core Strategy (2008)*
2. *By reason of its proximity to the first floor side bedroom window of 11, Linden Road, the proposed dwelling introduces a built form that is considered visually dominant and overbearing on the residents of this room and would result in the loss of direct light to this room. Policies DM6 and DM11 of the Sites and Detailed Policies Document.*
3. *In the absence of a completed legal agreement to secure an acceptable contribution towards the affordable housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities.*

NOTE: Refusal Reason 3 can be overcome through securing an appropriate contribution towards the off-site provision of Affordable Housing by Section 106 agreement as part of this application, or by a CIL contribution as required by Reading Borough Council.

Design

This revised design replicates the existing built form of No. 9. The roof pitch and external finishes will all match the existing building. Walls will be rendered and painted white. Roof tiles will be red concrete and windows will be white PVCu.



No. 9 and No. 7 showing current Built form of Terrace Block

The design now has a simple gable end which compliments the adjacent buildings and is of a character which is in keeping with the surrounding area.

This now satisfies the concerns raised in 'Reason for Refusal No. 1.'

Reason for refusal No. 2 relates to the previous design being visually dominant and overbearing on the residents of No. 11.

To overcome this the distance between the proposed dwelling and No. 11 has been increased 3.6m.

Policy DM11 requires that new development has *a layout which integrates with the surrounding area with regard to the built-up coverage of each plot, building line, rhythm of plot frontages..... and existing pattern of openings and boundary treatments on the site frontage.*



Relationship of No. 4 (left) and No. 170 Linden Road (which are identical house types).

The proposal is very similar to existing properties in the near vicinity. The above photo shows a relationship (opposite to No. 13) which has a smaller distance between the houses than this proposal. The first-floor side window of No. 4 can be clearly seen.

In addition to the gap between the houses being increased, the new design also incorporates a side window at first floor level. This has been added as the delegated report to the previous application made reference to the 'blank facade' that would be presented to the window of No. 11.

The proposal therefore does now match *the existing pattern of openings and boundary treatments on the site frontage.*

Area

The gross internal floor area of the proposal is 76 sq.m.

Access & Transport

The proposal includes for off-road parking in accordance with the requirements of Zone 3, by providing 2 no. spaces per dwelling. A dropped kerb has been added for the new dwelling and drawing no. 07 shows the required visibility splays. A garden shed has been added for the safe storage of 2 no. cycles.

Landscaping

Landscaping to the front will be minimal, which will reflect the appearance of other dwellings in the area. No trees will be impacted on other than two palm trees, which are not native species.

Ecology

The proposed dwelling is to be built on an area of hardstanding so will not have any impact on any protected species.