

Design and Access Statement Relating to

Two New Two-bedrooms Dwellings at

The Land Adjacent to

Hartland Court

Hartland Road

Reading

RG2 8BP

1.0.0. Preamble

A design and access statement is a report accompanying and supporting a planning application to illustrate the process that led to the development proposal, and to explain and justify the proposal in a structured way.

1.1.0. The Site / History

The site is the first dwelling on the right-hand side of Hartland Road when approached from Basingstoke Road.

The site equates to approximately 0.03 Hectares and is at present belonging to Hartland Court and Reading Borough Council.

1.2.0. The Proposal

The proposal is to erect two two-bedroom dwellings, to be constructed in similar materials to adjacent properties to respect the character of the area.

Parking for 1 vehicle has been provided at the front two other space at the rear existing garages.

The dwellings have been designed to afford maximum privacy to adjacent properties.

1.3.0. Landscaping

The rear garden areas will be enclosed by 1.8-metre-high close boarded fencing and to the front permeable tarmac for the parking of 1 vehicle.

1.4.0. The Access and Highway Matters

The site would be accessed via an proposed drop kerb with good existing visible site lines. There would be no significant increase in traffic movement.

1.5.0. Ecology

There are understood to be no ecological issues on this site.

1.6.0. C.I.L. Obligation

The applicant will pay contributions and enter into a legal agreement with Reading Borough Council.

The applicant will also pay the Council's reasonable legal costs in the preparation of the legal agreement.