

Design and Access Statement

198, Whitley Wood Lane, Reading, RG2 8PR



Proposal For New
Detached 3 Bedroom House

November 2020

INTRODUCTION

We propose to infill the existing double plot with a new detached 3-bedroom house



Existing Street Scene

SITE LOCATION AND DESCRIPTION

The site is located approximately 2.5 miles to the South of Reading town centre, in the Whitley Wood area of Reading Borough Council.

The site forms part of the curtilage of 198 Whitley Wood Lane and has a road frontage of 6.8m. This widens to 12.6m at the rear and the site is 22.9m deep.

Whitley Wood Lane consists mostly of detached, semi-detached and terraced Edwardian houses.

ACCESS

Pedestrian and vehicle access are provided from Whitley Wood Lane directly into the site. Adequate sightlines are provided over the existing pavement.

Reading Town Centre is a 25-minute bus ride away from the site, and various buses serve pass close by including numbers, 6 emerald (every 9 minutes) and 5 emerald (every 9 minutes) furthermore a park and ride bus to Mere oak serves the site.

PLANNING CONTEXT

No relevant planning history was available via the online planning search tool for the site itself.

Other relevant applications are detailed below.

060097	200 Whitley Wood Lane
	Erection of 2 semi-detached dwellings

PLANNING STATEMENT

This statement provides a list of applicable planning policies considered in the pre-application process and in the detailed design of the scheme.

This scheme would be considered within the context of the Council's LDF Core Strategy Policy, Sites and the Detailed Policies Document and relevant Supplementary Planning Documents.

LDF Core Strategy

Design Sustainability	CS1, CS2
High Quality Design	CS7
Infrastructure and Services	CS9
Housing Provision	CS14
Sustainable Transport Provision and parking	CS20, CS22, CS23, DM12
Air noise and light Pollution	CS34
Flooding	CS35
Biodiversity and Geological	CS36
Trees and Woodlands	CS38
Climate Change	DM1
Planning Obligations for Infrastructure	DM3
Impact on Surrounding Properties	DM4
Affordable Housing	DM6
Outdoor Amenity	DM10, DM11
Trees and Planting	DM18
Air Quality Policy	DM19

PLANNING CONSIDERATIONS AND DESIGN

The site is within the settlement boundary of Reading, where the local development plan encourages new residential development to increase housing stock as required to meet the Council's delivery of new homes.

Character and Appearance

The new house has been designed in a traditional style with detailing to reflect the nearby Edwardian houses. Red stock bricks will be used with plain concrete roof tiles and sash style windows

Vehicle Parking

Two parking spaces are provided which comply with the council's policy. Following the decision for new houses at 200 Whitley Wood Lane the parking spaces are taken directly off of the road...."further discussions with Highways resolved that as a precedent has already been set there would not be a requirement for vehicles to enter and leave in a forward direction. Traffic calming measures extend the complete length of Whitley Wood Lane".

Residential Amenity

We have provided a secluded private garden area at the rear of house.