

PLANNING STATEMENT

135 NORCOT ROAD, TILEHURST, READING

Introduction

This Planning Statement has been prepared in accordance with the following policies as per *Planning Application Validation Information Requirements – 05 December 2016:-*

- NPPF
- Core Strategy Document (2008 & altered 2015)
- Sites and Detailed Policies document (2012 & altered 2015)
- Supplementary Planning Guidance

The proposal is to split the current site (1No dwelling) into two and construct 1 new 2 storey (with habitable loft space) 4 bedroom dwelling with associated Garden and Parking spaces. This will provide an additional family dwelling on the existing site.

Context

The proposed area of development is located between 131 and 135 Norcot Road and is a large area of seemingly independent land (460m²) belonging to 135 Norcot Road to the South-Eastern direction. The numbering of the properties along Norcot Road suggests that there previously existed a property numbered 133, however there is no evidence available to suggest this property ever existed. The properties either side of the proposal are large detached dwellings, however the road itself has a chequered variety of dwelling types and sizes. In the local vicinity there is a fairly proportionate mix of detached, semi-detached and terraced housing types.

A previous planning application for the site was approved in 1990 for a five bedroom house (ref 900335) when the land was owned by the owners of 131 Norcot Road.

The proposal follows a recent withdrawal of application 200950/FUL which, informally, would have likely been refused due to the overdevelopment of the site (2no dwellings with inadequate space for soft landscaping to the frontage). To address the concerns raised, the proposal has been reduced down to a single dwelling, similar to those to either side.

The width of the overall proposal has been reduced by 15% and the overall footprint has been reduced by 18%. In addition, soft landscaping has been added to the frontage to address previous concerns.

The property is set down from the pavement by approximately 1 meter, detracting from the streetscene impact, and will have a permeable paved driveway to afford 3no. parking space. Bin Stores and Cycle Storage to the rear will be accessed along the side of the dwelling.

Site History

The site has had 4 previous Planning applications submitted as per Design and Access Statement.

Application number 070223 was refused and the other two applications were withdrawn. The reasons for refusal for the application for 3no new dwellings were mainly due to an access road through the site that resulted in a lack of security, increased noise and disturbance and a cramped design resulting in a limited scope for landscaping. The proposed development addresses these issues by removing the access road and providing a large gardens to the dwelling, with off street parking directly off of Norcot Road.

As noted previously, approval was granted on this site for a 5 Bedroom property ref 900335

Use

The current building is used as a C3 Dwelling House and will continue to be used in this way. The proposed new dwelling will come under the same Use Class.

Amount

The proposed footprint for the dwelling is 100m² (existing dwelling is 96m²) allowing for a rear Garden area of 210m². The area retained by 135 Norcot Road will remain substantial. The total internal floor area (i.e above 1.5m high and not including stairwells) is 222.5m².

Scale

The scale of the proposed dwelling is felt to be proportionate to the proposed plot size, with

adequate separation between the neighbouring properties of 135 and 131, consistent with the existing streetscene. The proposal matches the scale of the properties to either side, forming a consistent approach to the streetscene. The frontage and rear garden areas provide excellent parking, planting and lawn areas; in keeping with the size and style of the development.

The dropped level of the application site will also reduce the impact on the streetscene, as will the 'dutch barn hipped end' roofing detail at high level, softening the proposal and avoiding the abrupt harsh edges at high level and opening the skyline behind the property.

The design includes an architectural timber/glazed front porch area and twin bay window (with gable end) sections; a prominent feature within the local vicinity. The use of the loft space, utilising velux rooflights and a smart rear peaked bonnet section, allows for the retention of the roof form serving as a typical 2 storey building, with the space being used to good effect. The property is stepped at first floor level to the rear to reduce overlooking and bulk issues for the neighbouring dwellings.

Landscaping

The front driveway area is to be mainly permeable paving with potted plants to the owners design. One of the large existing Hawthorn trees to the front will be maintained to further shield the properties and break up the elevation, softening the impact of the proposal further. A lawn area below and surrounding this hawthorn has been introduced to provide soft landscaping to the frontage.

Access

Access to the proposed development is to be retained as existing directly off of the pavement.

Parking

3no Off street parking spaces will be provided to the property via the existing VXO.