

Design and Access Statement

Non-material amendment to planning permission 162366 for the addition of a basement, two proposed light wells at the front of the property, rear light well with stepped access and alterations of proposed windows on Land Adjacent to The Horncastle, 208 Bath Road, Reading, RG30 2HJ



December 2019

The KEEN Partnership

The Courtyard

Edinburgh Road

Reading

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1.0 Introduction

This design and access statement has been produced to support the section 73 alteration to a previously permitted application. This alteration is the addition of a basement to the proposal, consisting of living space, two front light wells and rear access.

The site has seen multiple previous applications, details of which are listed below.

The design of the proposed development is subject the National Planning Policy Framework, and additionally the Reading Borough Local Development Framework Core Strategy and the Sites and Detailed Policies Document.

2.0 Site Location

The application site is adjacent to The Horncastle, 208 Bath road. The plot is currently undeveloped. The street scene features multiple styles and ages of building, ranging from modern 20th century developments to 19th century structures.

3.0 Planning History

920478 - 18 January 1993, Erection of two detached four-bedroom cottages with single garages - **Application Refused**.

152170 - 05 December 2016, Erection of two new semi-detached dwellings – **Application Withdrawn**.

162366 - 05 December 2017, Erection of one new dwelling at the rear of the Horncastle public house on New Lane Hill. Resubmission of withdrawn application 152170 - **Application Permitted**.

162366 – 28 May 2019, Application under s.73. Erection of one four bedroom dwelling at the rear of the Horncastle public house on New Lane Hill. Variation of condition 2 of planning permission. **Application refused**

4.0 Development Proposal

The character and appearance of the area is two and three storey brick housing of mixed sizes, including terrace housing. The proposed the addition of a fourth bedroom is in keeping with the design of existing dwellings in the area. The proposed basement has no impact of the street scene as access is to the rear of the property.

The proposed addition (although not visible from the front of the property) is in keeping with the design aesthetic of the area, maintaining the street scene appearance by reducing additions to below ground level, with minimal light wells and access.

The proposal does not affect neighbouring dwellings privacy or right to light, the height, length and width are not exceeding that which is established by the neighbouring buildings.

The internal layout makes good use of natural light and space, maximising light to the habitable spaces.

5.0 Issues Raised in Previous Applications

Issues raised with the previous applications have been addressed as below:

Detrimental impact on character of the area.

The proposed alteration retains the characteristics of the surrounding properties, utilising the same character features to maintain the street scene appearance.

Detrimental impact on neighbours

The proposed alteration does not impact the neighbour's privacy or light.

Proposed design is poor.

The proposed design meets all the nationally set technical standards for space, allows natural light into the habitable spaces, and the strengthens the character of the street scene by efficiently using the space.

6. Conclusion

We believe the proposed alteration addresses the main concerns raised in the previous application, which were predominantly that of design and appearance.

The proposed building is of a similar scale to surrounding dwellings, respecting the established building height lines and style, ensuring it blends in seamlessly in terms of visual appearance, spatial standing and scale, effectively integrating into the established street-scene and maintaining the quality and character of the area.