

# **Design and Access Statement**

**In support of a Planning Application by**

**Mr. Nidan Singh**

**For Demolition of garages & Erection of a  
3 Bedroom detached House to land  
adjacent to**

**32 & 34 Eastern Avenue, Reading, Berkshire  
RG1 5RY**

## **DESIGN**

### **Location**

This site is located on Eastern Avenue that is directly the London Road near Cemetery junction. The site is relatively large plot with 3 no. unused garages. This planning application is to demolish the garages and construct a 3-bedroom house on the land in between other properties nos. 32 and 34 Eastern Avenue.

The site is located in a Conservation Area and therefore and therefore the elevations are designed to match the character of other properties and in keeping with the conservation area.

### **Use**

The land is currently vacant and accessible to vandalism and fly tipping. The proposal involves the demolition of the existing garage and the erection of a 4 Bedroom detached dwelling.

### **Amount**

The proposed dwelling will have an access from the front and side access leading to the rear amenity area. (Refer to block plan).

### **Layout**

The dwelling is designed to the guidelines and policies of the Local Authority. The house provides a Living room, open plan Kitchen & Dining, Cloakroom and an Entrance Hall and integral Garage on the ground floor and also three bedrooms on the first floor.

The proposed dwelling is designed in relation to the existing neighboring dwellings as far as the building line is concerned. The light issues have been thought during the design process and do not result in loss of light or over shadowing and do not harm the neighboring properties in any way. There is no overbearing effect on the street scene and the proposed dwelling sits naturally within that aspect of diverse styles.

## **Scale**

The proposal in terms of its design should be considered acceptable where the immediate street scene and surrounding consists of a mixture of styles and types of dwellings. The size and height of the proposal is considered to be of an appropriate scale. The architectural detailing is matched to other nearby Edwardian/Victorian properties. The proposed dwelling is set back further from the road to match a line drawn between the two adjacent properties.

## **Landscaping**

The Landscaping of this proposal has been taken into account considerably. The site conditions of the current site are hard surfaced. The proposed frontage treatment ( boundary type and soft landscaping) are shown in the proposed landscaping plan.

## **Appearance**

The neighboring houses are constructed of brick finished externally with details be to match as shown on proposed elevations.

## **ACCESS**

### **Vehicular & Transport links**

#### **Vehicular access to the site**

There are two one vehicular access at present that should be reduced to one as per pre-application advise. There are splays shown on the drawings for the vehicles to get in or out of the property without causing any obstructions to other road users.

#### **Transport links**

This property has an ideal location as far as transport links are concerned. A bus stop is located practically within 300 yards distance from the site. A frequent bus service operates from the nearby bus stop.

### **Local Amenities.**

There is a broad range of community facilities. The location of the site is 1 mile away from public amenities.

### **Pre-application**

A preapplication advice was sought prior to submission of this application and a response was received on 14<sup>th</sup> November 2018. The proposal was acceptable in principle. The items raised have been addressed shown on the drawings.

### **Supporting Documents & Reports**

The following documents and reports are being submitted to support the proposal and those were requested by the LPA.

- Ecology Report
- Heritage Report
- Air Quality Assessment
- GDV Report
- Community Infrastructure Levy (CIL)

### **Undertakings**

The applicants are aware and inclined to agree that the LPA may want a legal agreement or planning obligation agreed before they grant permission. This may be, for example, a Section 106 Agreement or a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990.

If this is the case a proposed term of the legal agreement, or a draft legal agreement can be proposed by the LPA to the applicants. In that context any legal representation details can be furnished along with the office copy entry of the title deeds.