

DESIGN & ACCESS STATEMENT



Design and Access Statement REV 1

Development of 1 No. New 4 bedroom
House

**Land to the rear of 292 Henley Road
Reading
RG4 6LS**

On behalf of Mrs Savage

March 26th 2019

1. INTRODUCTION

1a. Summary.

This application seeks approval for the Development of 1 No. New 4 bedroom House

1b. Pre Application & Planning History.

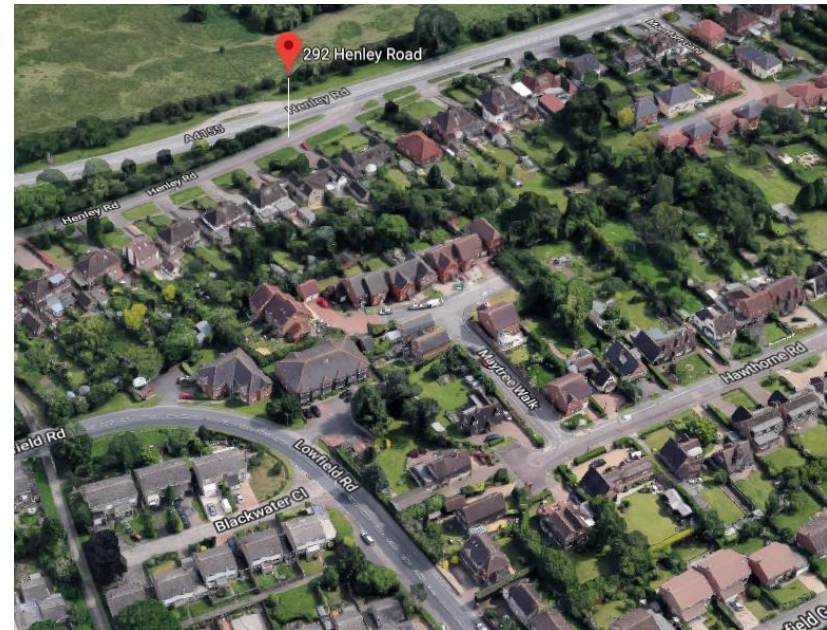
No pre application has been submitted, No pre application has been submitted nor has there been any previously submitted application for the site in question.

1c. Application Documents.

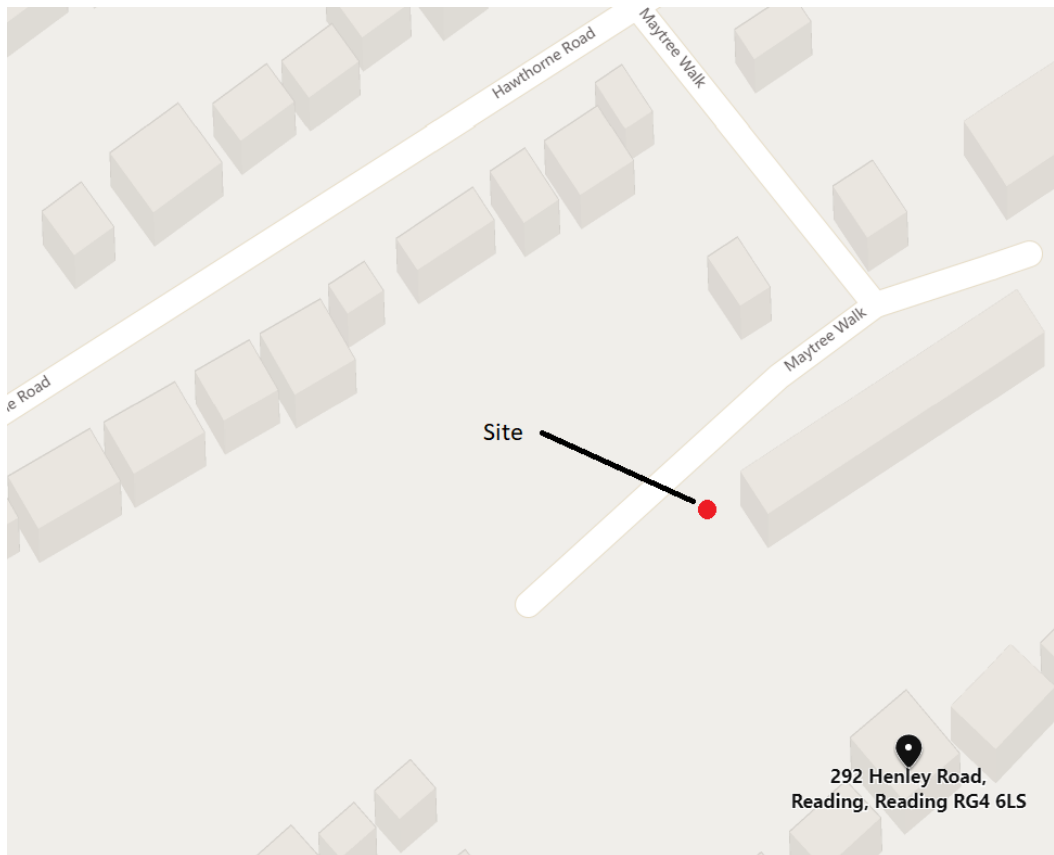
- PL-01 Existing Plans
- PL-02 Existing Elevations
- PL-03 Proposed Plans
- PL-04 - Proposed Elevations
- PL-05 Proposed Block
- PL-06 Location Plan
- DAS (Design and Access Statement)
- Sequential tests
- Flood risk assessment
- Planning Application Forms

1d. Policy Issues.

This application has been prepared with all relevant polices from reading borough council policy page considered, especially the Core Strategy document



2. Context



2a. The Neighbourhood.

Maytree walk a small residential road in the north of Reading. Maytree Walk has a range of dwelling with a varied style.

The site is in a sustainable location sitting just behind Henley Road (A4155). There are a range of shops, schools and petrol stations in close proximity.

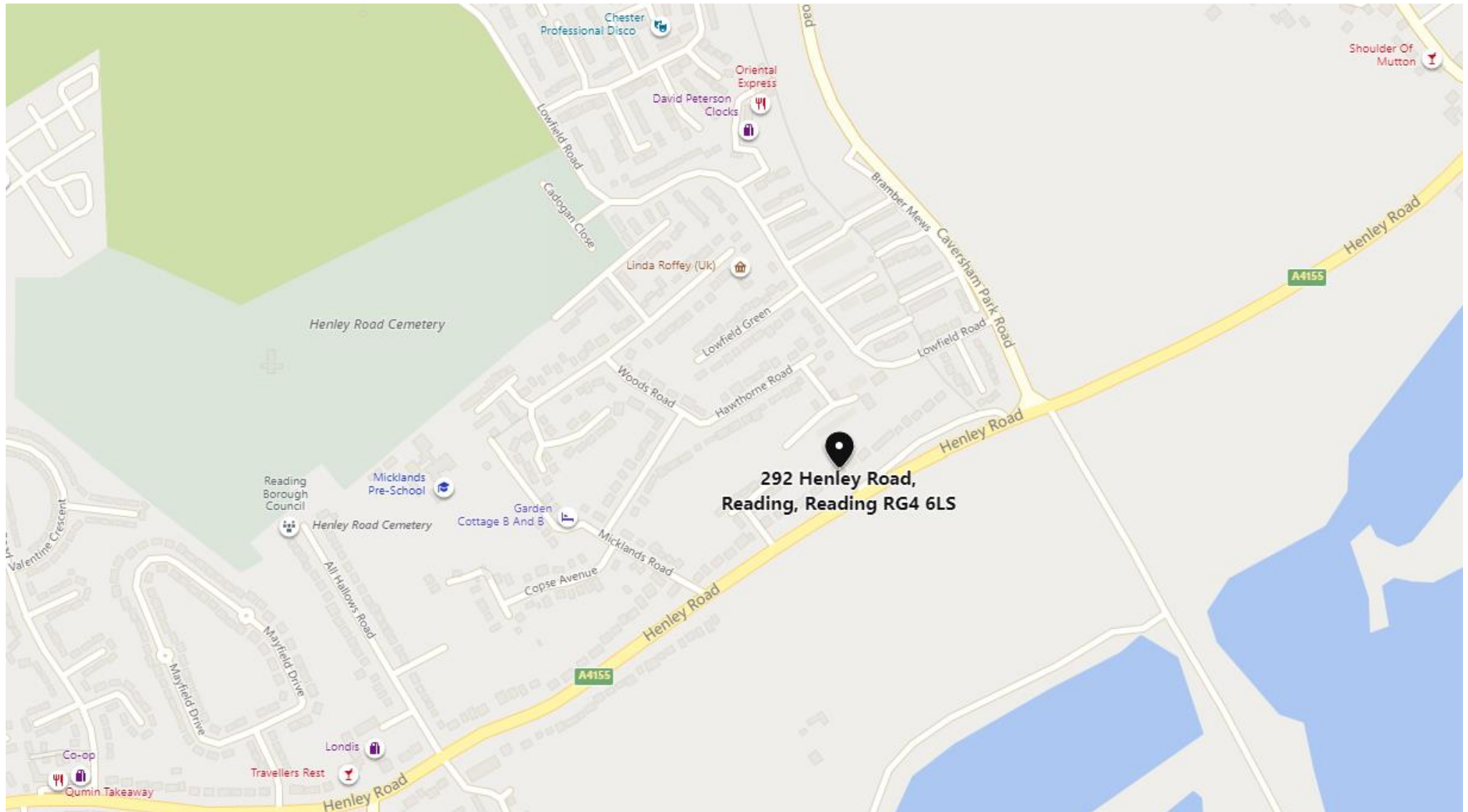
2b. Application Site.

The application site measures circa 312sqm and is located just north of Caversham lakes. The boundaries are formed by close boarded wood fences, while access is currently provide from 292, however a new dropped kerb from Maytree Walk will be created.

The site was previously the rear garden for the property 292 on Henley Road and has been subsequently sub divided (in separate ownership). The site does not require any access over no 292. Due to the size of the land, there is a plethora of space for a large rear garden and generous space for parking at the front.

There are no TPO trees on the site nor is the site within a conservation area or nature reserve.

2. Context



1. Map Showing Application site with wider context

2. Context



1. View north west - looking onto Maytree Walk



2. View south west - Looking onto neighbouring land



3. View south east- Looking onto 292



5. View south West of Maytree Walk



6. View south east from Maytree Walk onto development land.

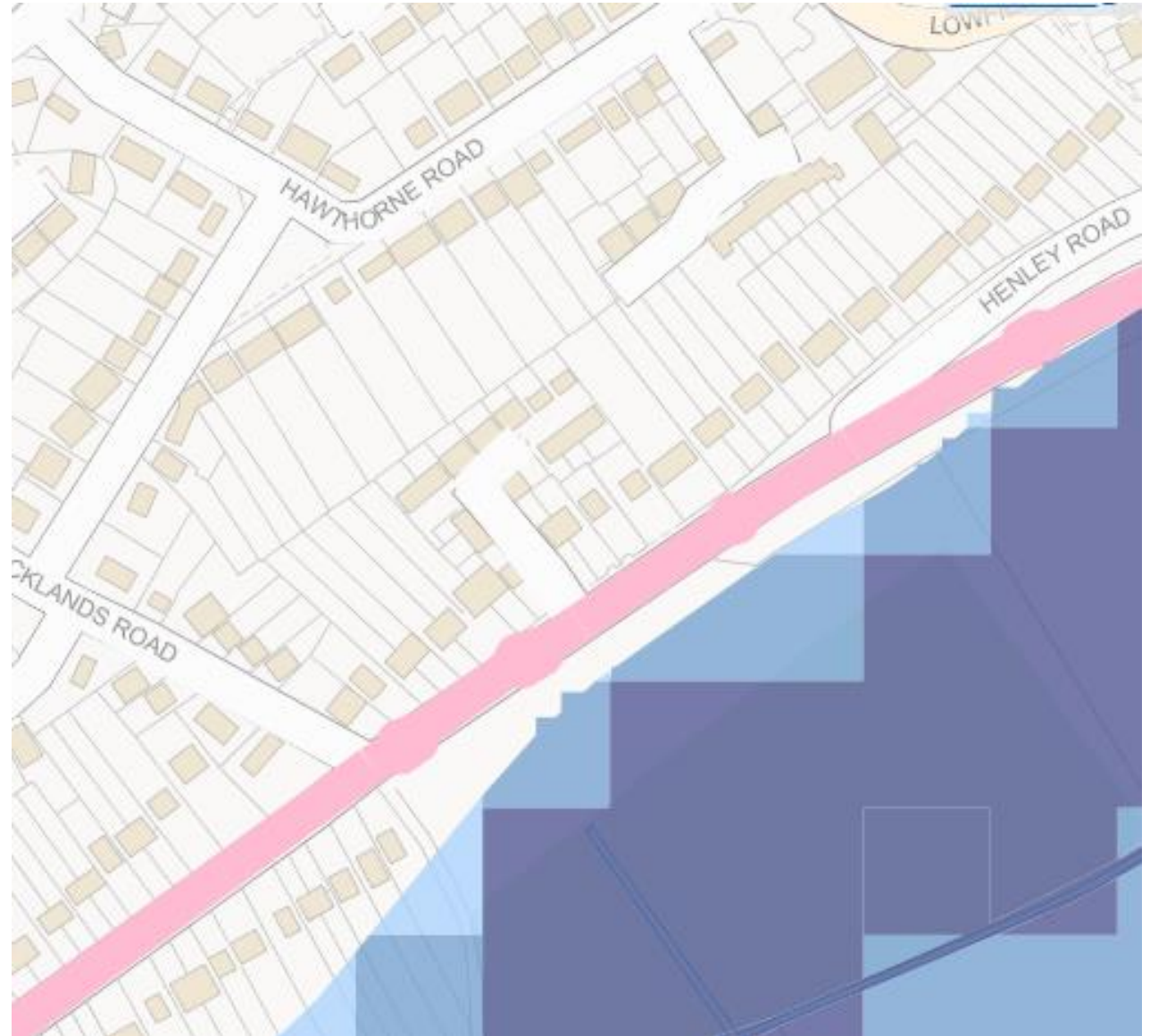


7. View North East looking down Maytree Walk

2. Context

2c. Flood Zone

Although the site is located near a lake, due to the sloping nature of the land, Maytree walk is outside the flood zones hence no FRA or sequential tests will be required.



3. Proposal



3a. Proposed Development.

The proposal is for a new 4 bedroom residential detached dwelling.

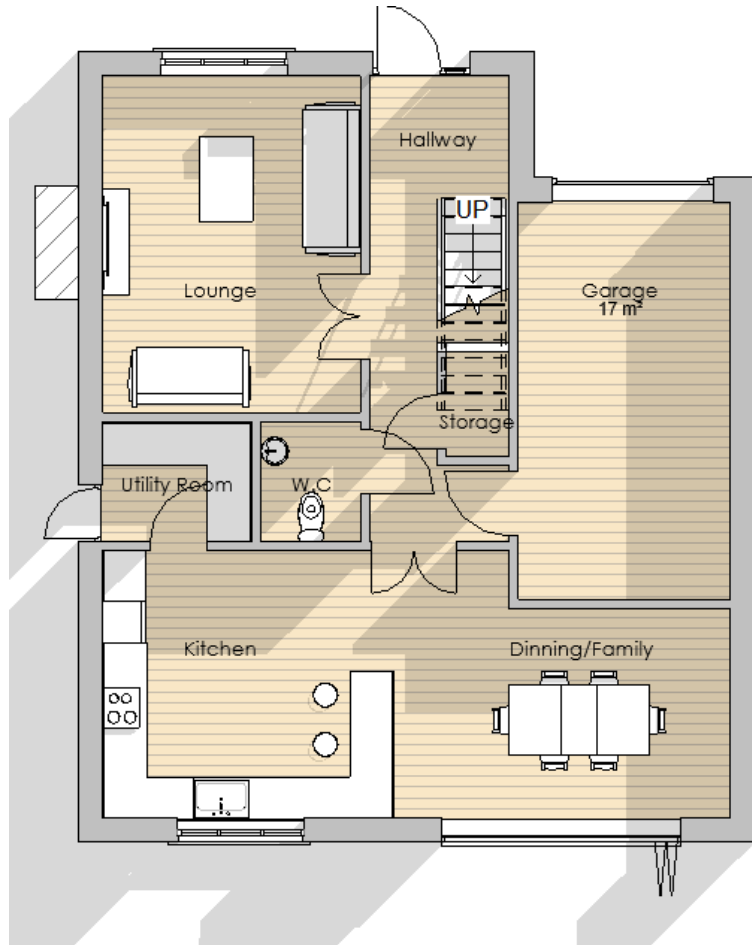
This development has been designed within the constraints of the site to avoid any overlooking and loss of light.

A new boundary will be constructed using 1.8m close boarded fences. Access to the sites will be gained via a new drop kerb from Maytree Wak.

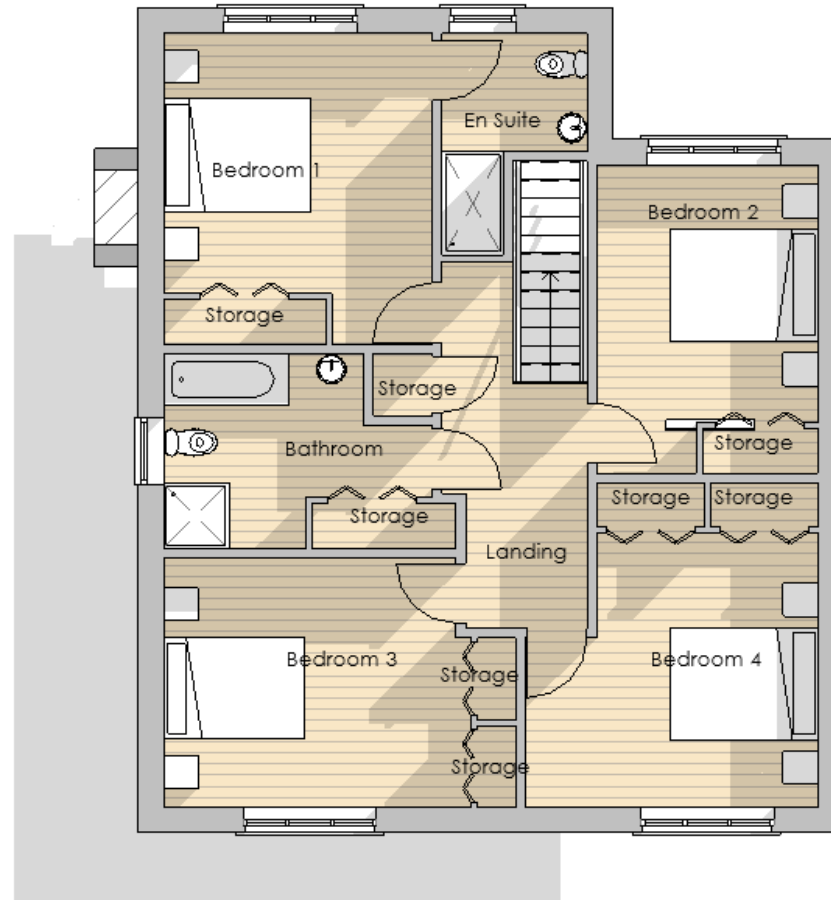
The proposed house will be of traditional construction using brick and a plain clay tile roof hence keeping the property within the site character (although there is a range of visual styles on the road).

The floor plan has been orientated to ensure windows to habitable rooms avoid any overlooking into neighbouring properties.

3. Proposal



1. View of ground floor plan



2. View of first floor

3. Proposal

3b. Proposed Development.

In terms of visual impact, the proposed dwelling has been designed whilst keeping the styles of the surrounding dwellings in mind.

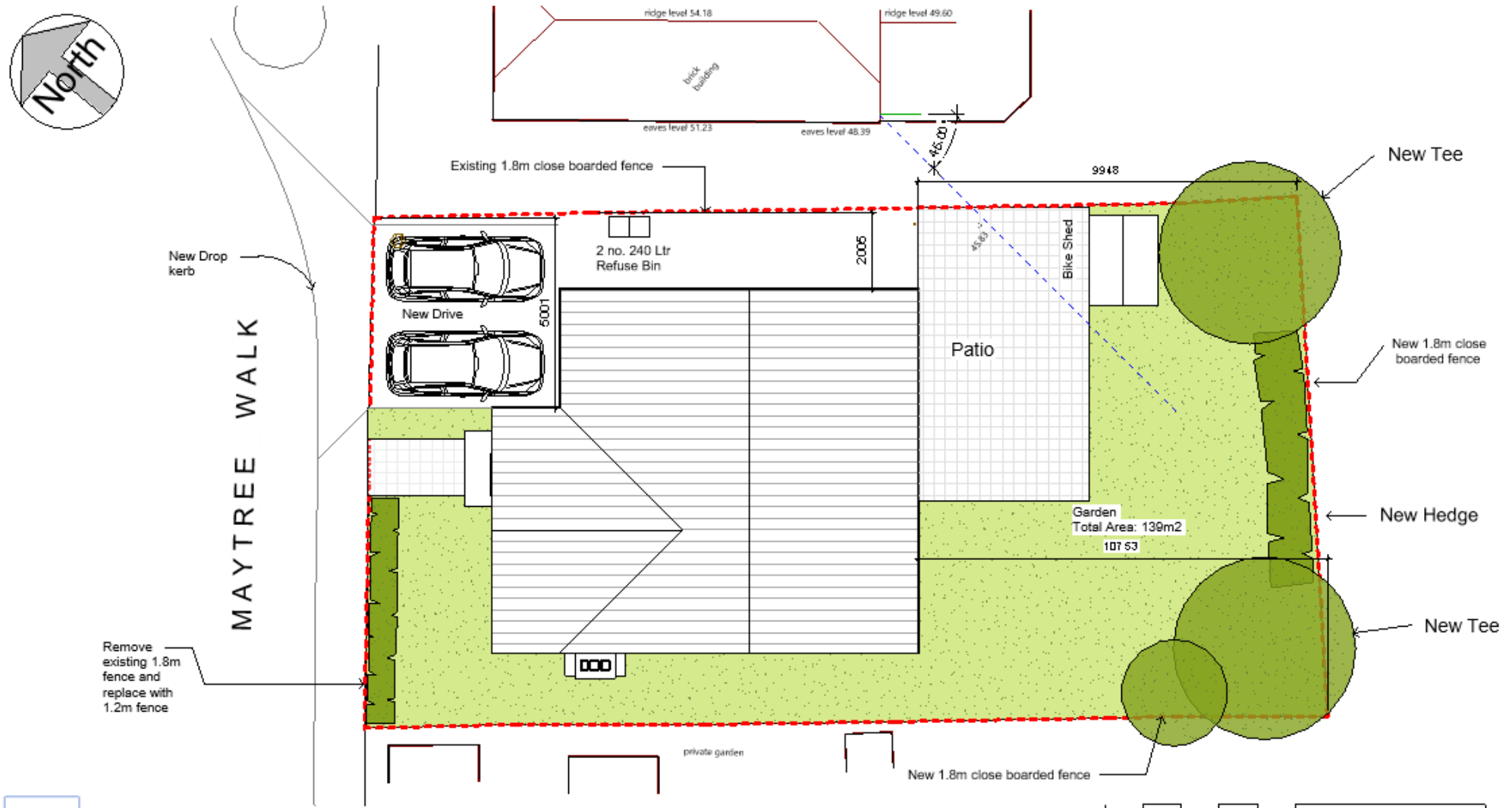


1. View of Front of dwelling



1. View of rear of dwelling

3. Proposal



3. Proposal

3b. Parking.

2 No. parking spaces each are to be provided for the new dwelling.

3c. Refuse Collection.

240 ltr Refuse bins will be stored within a 10m carry distance from the front door of the proposed dwellings.

3d. Security.

The house has been designed to allow easy surveillance onto the access points as well as the site in general. The house will have secure rear garden with 1.80 meters high timber fencing and a lockable gate.

3e. Trees

The proposal does not involve the felling of any trees, furthermore there is no impact to any Root Protection Areas to the trees in the adjoining sites.

New trees and landscaping to be implemented as part of the design.

4. Conclusion

4a. Conclusion

The application seeks approval for the development of 1 No. new residential dwelling on the current land to the rear of 292 Henley road.

We conclude that this development will construct a development that is in harmony with the character of the neighbourhood and provide a high quality development. Furthermore, the development will avoid issues relating to flooding via appropriate mitigation techniques.

Lastly development will contribute to the number of windfall sites that are much needed by the local authority, to support the requirement for a 3 year and 5 year housing supply, as required by National Planning Policy.