

**Design and Access Statement in support of a Planning Application
to construct a pair of semi-detached houses to the rear of
24/26 Wantage Road, Reading**

Introduction

Planning permission was granted on 26/09/2018 (application 161760/FUL) for the construction of a pair of semi-detached houses on the application site. This application seeks to amend the detail of the previous application.



Description of site

The application site consists of the rear gardens to 24-26 Wantage Road.

The site faces Wilson Road and is adjacent to a block of flats at 1 Wilson Road which has painted brick facades and a slate roof. To the rear of the flats there is a second front door. Apart from bathrooms the windows to the flats which are nearest to the proposal, appear to be a study and a kitchen (refer to Case Officers report paragraph 31) There is an existing gap of around 1.80 metres between the boundary wall of the proposal site and the flats.

Apart from the adjacent flats, Wilson Road is made up of a variety of architectural styles from Victorian terraces to semi detached 1950s housing.

The host properties in Wantage Road form part of a terrace, the rear of which can be seen in the photograph above and will face the proposal.

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Site looking towards Wilson Road



Rear view of adjacent block of flats showing non habitable windows

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Proposal

This is the second proposal for the site for which planning was granted in September 2018 (application 161760/FUL for two semi detached 2-storey houses. Nearly all issues which have been addressed by the previous application will be incorporated also into this proposal.

Similar schemes have also been approved at no 3 and 19-23 Wilson Road.

The purpose of this second proposal is to improve the security of the plots and also the internal space standards by extending to the side boundaries but not increasing the depth.

Other improvements include enlarging the entrance lobby and the ground floor living accommodation in general. The bedroom space standards will also be improved.

The separation distance between the proposed dwellings and 24 -26 Wantage Road remains as the separation distance for the granted scheme ie 20 metres. (refer to paragraph 27 of the Case Officer's report).

Design detail and scale

Brick detailing as previously proposed will be maintained in this proposal with red stock brick to the elevations and cream banding. Reconstituted stone sills are also incorporated. White upvc sash windows will be set back with 100mm reveals.

The two storey proposal is in keeping with the scale of the surrounding properties as can be seen in the proposed street scene.

Parking & Development Control Transport

There are two off road parking spaces provided within the development as previously proposed and granted subject to conditions.

One new dropped kerb will be required and the existing dropped kerb will be reduced in width. Refer to paragraphs 9-15 of the case Officer's report -application no 161760/FUL.

Landscaping

As previously proposed, there will also be enclosures for bin storage and cycles to the front with soft landscaping to the rear.

Flooding

The site is not in an area subject to flooding.

Sustainability

The property is in a predominantly residential location within the Reading Urban Area close to all local amenities and public services.

Conclusion

In conclusion, the amended proposal will greatly enhance the existing granted scheme in the space standards provided for the occupants and hence provide a more efficient use of the land.