

Planning Statement

Relating to the construction of 1 dwelling to the rear of 200 Oxford Road Reading (1A Salisbury Road Reading) RG30 1AB

1.0.0. History

There have been several planning approvals relating to this site. The most recent approval is Ref. 171322 approved on 6th April 2018 together with the 106 agreement. The conditions have been discharged & building works have commenced.

1.1.0. The site & its surroundings

The site is in an established residential area just off the Oxford Road. The principal of a dwelling on this site has already been established along with this design & siting.

1.2.0. The Proposal

The proposal is ;

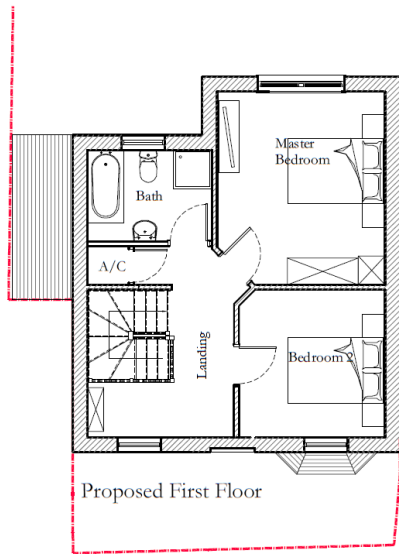
- The reconfiguration of the internal space to provide an additional bedroom/study room on the first floor.
- The provision of a small first floor extension over the rear left hand corner.
- The gross internal area is now 87sqm, this complies with the Technical housing standards- nationally described space standards as a 3B- 4 person dwelling.

1.3.0. The Design

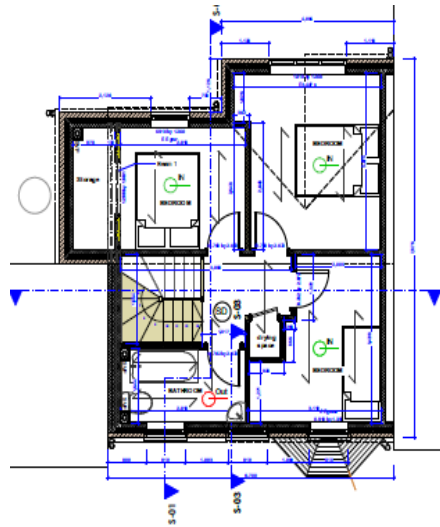
The design is basically as approved apart from the small first floor addition to the rear corner.

1.4.0. The Layout

The first-floor layout has been reconfigured slightly to allow for the 3rd bedroom /study room.



Approved layout -First Floor



Proposed layout- First Floor

1.5.0. The Scale

The scale of the building is hardly affected from the approved scheme.

1.6.0. Landscaping

As approved

1.7.0. Appearance

The appearance is as approved from the front elevation. There is only a small additional to the rear.

1.8.0. Refuse Storage

As approved.

1.9.0 Parking & Cycling

There is no off street parking available due to its location. The third bedroom is a single room for a child or study room.

The site is very close to all local amenities, bus routes & Reading West Station & is therefore very sustainable. The additional room will allow a family to reside longer in this property if there is more than one child or they require a study room. The principle of a dwelling without off street parking has been established.

1.10.0 Security

The scheme will comply with Part Q of the current approved documents.

6.0.0 CIL

A CIL form enclosed.

7.0.0. 106 contributions

An existing 106 agreement is in place for approval Ref 171322, as this application is a Sec 73 application, the 106 agreement should be linked to the new approval.

7.0.0. Conclusions

The alterations & small first floor addition makes for a better layout & allows more living flexibility.

There are no alterations to the front elevation & the addition on the rear elevation does not affect any of the amenities of the adjacent properties.
