

Planning Statement

Land Adjacent to 26A Chapel Hill

Tilehurst Reading RG31 5DG

Project Ref 8813

Date. January 2019



1.0.0. The site & its surroundings

The site consists an outdated single storey outbuilding which served in the past as an external storage space for the neighbouring property 26A Chapel Hill which is a residential bungalow. The site consists mostly of low mown with some low vegetation on the north side.

The property is situated in a private road of Chapel Hill very close to the junction with the Hildens Drive and Heathway & just Southern of the Royal British Legion Club.

Adjacent to the South there is a residential bungalow which our proposal does not overlook either shade. The surrounding area is predominantly residential and the site it is not in a conservation area.

There was an approved planning application Ref # 020944 dated 11th of March 2002. The approved application was to develop the site to a detached two storey 4-bedroom dwelling house. The planning application it has expired without commencing.

The supply of high-quality housing is of a local and national concern, and this proposal goes towards this end. The proposal complies with the relevant local and national policy.

1.1.0. The Proposal

The proposal is similar to the approved in the past, to develop a two-storey detached 4-bedroom dwelling house.

Three parking spaces are proposed on the front of the house along with soft landscaping with low vegetation and a fair size rear garden area of 100m² is provided to the house.

Secure cycle storage is provided.

Convenient bin storage is provided.

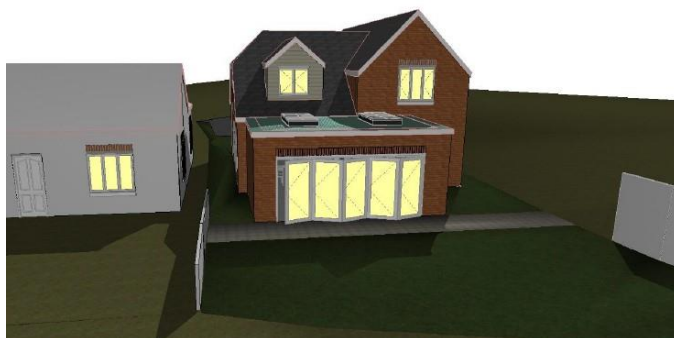
1.2.0. The Design

The design has been carefully considered so our proposal it matches to the character of the area. At the front of the property there is a low vegetation landscaped garden with few mature trees. Permeable paved parking spaces for three cars and a concrete slabs pathway which leads to the covered entrance of the property.

Entering the property, you find yourself in a spacious lobby giving access to a front cosy living room, the rear kitchen/lounge, a disable accessible toilet, a spacious cupboard and the staircase to the first floor. Through the kitchen/lounge there is the access to the utility room.



On the first-floor landing there is the entrance for a family bathroom. Through the lobby there is access to the two double bedrooms. At the rear there are the entrances of two double bedrooms, one of them which is the master bedroom with an en-suite under the space of the front dormer. All the bedrooms have built in cupboards to maximise the storage space from the design stage.



1.3.0. Landscaping

The front garden it is a low vegetation landscaped garden with few mature trees by the north boundary of the site. The side boundaries will be new 2m height CBD fencing adapted to accommodate wildlife/ mammal holes. The rear garden will be consisting of a small paved area and a low vegetation landscaped garden.

1.4.0. Appearance

The traditional design approach taken with the dwelling blends it seamlessly into the street scene – it does not stand out as different to the existing dwellings on Old Bath Road, or in the area in general. The development is spacious and would be a high-quality dwelling with a built form standard to the characteristics of the area, maintaining the feeling and appearance of the street scene.

This development is not likely to be within any root protection zones of the existing trees outside of the boundary of the site. If it was deemed by the Council that significant risks are posed, we suggest a Planning Condition concerning the provision of an Arboricultural Method Statement to the Council to be approved before works begin being set.

1.5.0. Refuse Storage

Formal refuse storage is provided as shown.

1.9.0 Parking & Cycling

The site is located within Zone 2, the primary core area on the periphery of Zone 1, the central core area.

The parking standards are met as the scheme is providing 3car parking spaces.

Secure cycle parking is provided to the rear garden.

1.10.0 Appraising the context

The current use of the property is vacant. Our proposal of a high-quality residential house in the local area of Tilehurst succeeds the national housing standards in a high in demand housing period.

2.0.0. Flooding

The site is located in Flood Zone 1 in reading and have a low probability of flooding from rivers and the sea.

3.0.0. Noise

All the bedrooms will be fitted with acoustic windows with double glazing and trickle vents to BS Standards. The site it is located in a quite area of the Chapel Hill with no boundaries of the site adjoining the Highway.

In the main this should ensure the noise levels are low on the rear elevation when the window is opened for ventilation.

4.0.0. Air Quality

As the alterations are minimal within the construction phase mitigation should be quite simple & will include;

- The construction of a solid barrier around the site.
- Switch off vehicles when waiting on site.
- Employ dust suppression techniques during site operations & ensure dust suppression equipment is accessible.

5.0.0. 106 Contributions

In this instance, the client is willing to accept an S106 agreement with the council, to pay the 5% of the GDV on the council and the councils reasonable legal fees.

6.0.0 CIL

CIL form enclosed.

7.0.0. Conclusions

The layout complies with the Council Policy in relation to housing/layout & parking.
We believe the proposed design is a positive addition to the area providing a high-quality home of a sustainable design that is in keeping with the surrounding area, maintaining and improving the street scene in terms of appearance.
