

Access Statement

In the original outline application, a single point of vehicular access was proposed to serve both the existing and the proposed dwelling. This was planned to form a shared driveway between the two properties.

This application proposes a double point of vehicular access, with one driveway to serve the existing property and a new driveway to serve the new property. This proposal seeks to maintain the rhythm of the street where individual houses have individual accesses. Each plot is defined by its boundaries and it is therefore believed that this is an improvement on the access details in the planning consent. This is in keeping with the character of the area.



**Example of new driveway
for existing property**



The boundary of the access entry point of the existing property has widened to ensure each access can appropriately accommodate vehicular movements. This has been accommodated by the extension of the drop kerb, which has been undertaken by Reading Borough Council (reference no: 633908)

When compared to the outline consent, the new proposed driveway has a slight increase in area but will incorporate a no-dig drive surface. This is to protect the root protection area of the tree at the front of the site. This work complies with British Standards and is in accordance with the Arboricultural Impact Assessment (AIA), which is submitted with this statement.

Outside of the site, there is a lamppost and bus stop situated in close proximity to the entrance. All proposed works to enter and exit the site will have no effect on either of these two items of street furniture.