

Design Access Statement

**Section 73 addition of fourth room to previously accepted
3 Bedroom Property on Land Adjacent to The Horncastle, 208
Bath Road, Reading, RG30 2HJ**

Project Ref 8616

Date. March 2019



1.0.0. History

920478 - 18 January 1993, Erection of two detached four-bedroom cottages with single garages - **Application Refused.**

152170 - 05 December 2016, Erection of two new semi-detached dwellings – **Application Withdrawn.**

162366 - 05 December 2017, Erection of one new dwelling at the rear of the Horncastle public house on New Lane Hill. Resubmission of withdrawn application 152170 - **Application Permitted.**

1.1.0. The site & its surroundings

The site is located adjacent to 208 Bath Road which is owned by the Applicant's.

It is close to substantial residential properties such as the neighbouring new development, Greenwood cottage and Greenwood house.

The site is on New Lane Hill.

1.2.0. The Proposal

This design and access statement has been produced to support the section 73 alteration to a previously permitted application. This alteration is the addition of a fourth bedroom to the second floor.

1.3.0. The Design

The design has been considered having regard to the immediate surroundings & the most appropriate solution was to alter what was otherwise an oddly shaped rear extension to a continuation of the first and second storeys.

1.4.0. The Layout

The proposed alteration to the layout of the property makes better use of the building footprint.

1.5.0. The Scale

The alteration of scale is appropriate regarding the adjacent buildings. The proposal does not in my opinion adversely affect the setting of the surroundings.

1.6.0. Appearance

The alteration is not visible from the front of the property and will not impact views or lighting.

1.7.0. Amenity

Additional Amenities are not required for this alteration.

2.0.0. Flooding

The site location is not in or close to any identified flood zones.

3.0.0. Noise

The additional room is located at the rear of the property as so will not be affected by road noise.

4.0.0. Pollution

There is no issue with pollution on site.

5.0.0. 106 Contributions

DM6 of the SDPD 2012 requires a financial contribution of 5% of the GDV. The Applicant is willing to enter into a 106 Legal agreement for an agreed sum

6.0.0 Heritage

The proposed alteration makes little to no change in the appearance of the structure. The resulting shape is more in keeping with local buildings as it removes an otherwise oddly shaped single storey extension.

The addition will not affect the surrounding buildings and will be constructed using carefully selected materials to best suit the surrounding structure.

7.0.0 CIL

CIL form enclosed.

8.0.0. Conclusions

The proposed alteration makes better use of the onsite, does not affect the footprint of the property and creates a more uniform shape to the structure.

The proposed alteration will not negatively affect the surround properties, does not affect neighbours privacy or lighting, and is not visible from the front of the property.
