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New Dwelling adjacent 9 Elsley Road, Tilehurst, READING

This design and access statement has been produced to show compliance with the requirements of the Draft Reading Borough Local Plan.

*The application is for the construction of a new detached dwelling and will make good use of Reading's limited land by providing an additional new home (**Policy H1**).*

Use

*The proposal is for a new, additional, dwelling on a large site in a popular residential area of Tilehurst, Reading. The site is a large corner plot with what appears to be a former tennis court and the intention is that the new property occupy this large, flat, area. Located in an existing build area the site gives the opportunity for a sustainable development (**Policies CC1 and H2**).*

Amount

*The proposals are for a single additional dwelling utilising what is an above average sized plot for the area. The property is similarly sized to those adjacent both in floor area and number of bedrooms. Site occupancy equates to just shy of 19% of the site area and is similar to neighbouring properties (**Policies H2 and H4**).*

Layout

*The site layout has been generated from implied "building lines" with access from Elsley Road as with the donor dwelling". This layout will give a similar arrangement for private amenity space to the rear (**Policies CC7 and CC8**).*

Scale

*Existing properties in the area appear to be a mix of 1, 2 and 3 storey properties. The proposed dwelling is two storey with a single storey garage to tie in with this precedent (**Policy CC7**).*

Landscaping

*Landscaping of the site will be based on a traditional arrangement of a generous front garden with parking area and a family style garden to the rear. The existing hedge to both east and north boundary will be retained as much as possible particularly along the northern boundary affording high level of privacy to the rear amenity space. The large rear paved patio area will be level with level access to the inside of the dwelling (**Policy H9**).*

Appearance

The proposed dwelling is of a traditional appearance and will fit well into the local neighbourhood with facing brick and pitched roof.

Flood Risk Assessment

*It is believed that the site is not located within an area at risk in the future according to the Environment Agency flood map (**Policy EN17**).*

Access - Vehicular and Transport Links - *The new dwelling will be accessed from Elsley Road with the access set approximately 30m from the corner with Clevedon Road.. There will be a total of four parking spaces together with secure, indoor, cycle storage. (**Policies CC6, TR3 and TR5**)*

*Traffic generated by development - it is not anticipated that there will be significant additional traffic generated by the proposals that will adversely affect road safety or the ability of the transport infrastructure to accommodate the additional traffic unless remedial measures to overcome the problem are provided. The site is highly accessible location capable of meeting a range of local needs as required by Policy CC6 (**Policy TR3**).*

Access - Inclusive Access - Lifetime Homes guidance has been used where appropriate in the design of the dwelling in that the living room is provided on the entrance level together with a study that could be converted to a bedroom with level access to all entrances, there is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. The main bedroom and associated ensuite provide a reasonable route for a potential hoist from a main bedroom to the bathroom. All staircases are straight and wide facilitating the introduction of a stair lift if required.

Waste Storage and Minimisation - waste facilities to be provided including recycling in line with the local authority provision (**Policy CC5**).

It is anticipated that the benefit of these proposals will be acknowledged and that this application will be received favourably as the design has been fully considered in the context of the existing neighbourhood.

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