

Design & Access Statement

& Sustainability Statement

149 Chiltern Road | Caversham | RG4 5JG

October 2018

Document

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Document Reference: 18.14-DAS1

Revision: -

Date: 23rd October 2018

Contents

1.0	Introduction	3.
2.0	Planning History	3.
3.0	Planning Policy	3.
4.0	Site & Surroundings	6.
5.0	Design Proposal	10.
6.0	Sustainability	12.
7.0	Summary & Conclusions	13.

Introduction

- 1.1 This Design and Access Statement has been prepared in support of a full planning application for the, 'erection of a new 3 bedroom detached house and garage, and alterations to the existing house including a front extension, first floor extension, orangery extension and garage, including alterations to the external appearance,' at 149 Chiltern Road, Caversham.
- 1.2 This statement will examine the relevant issues relating to the planning application and seek to demonstrate that the proposals are sustainable and in full compliance with planning policy.
- 1.3 The existing house at 149 Chiltern Road is owned and occupied by the applicant's elderly mother. The purpose of this application is to enhance the living accommodation of the existing house and also to provide a second house on the site, which will allow the applicant and his family to live on the site and provide care to his elderly mother.

Planning History

- 2.1 There is no known planning history associated with the site.

Planning Policy

- 3.1 The relevant planning documents and policies that are material to the determination of this planning application are set out below.

National Planning Policy

- 3.2 The National Planning Policy Framework (NPPF) adopted in March 2012 sets out the Government's planning policies for England and how these are expected to be applied, and supersedes all previous national planning policy. The NPPF states that there is to be a presumption in favour of sustainable development and promotes good design that responds to local character and distinctiveness.

Core Strategy

- 3.3 Reading Borough Council's Local Development Framework Core Strategy, adopted in January 2008 with alterations adopted in January 2015, sets out the Council's adopted planning strategy for the Borough. The Core Strategy includes the following policies which are relevant to these proposals:
- 3.4 Policy CS1 - Sustainable Construction and Design, states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.
- 3.5 Policy CS4 - Accessibility and the Intensity of Development, states that the scale and density of development within the Borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities.

- 3.6 Policy CS7 - Design and the Public Realm, states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of the development form including, layout, landscape, density and mix, scale and architectural detail and materials, will be assessed to ensure that the development proposed makes a positive contribution to the area.
- 3.7 Policy CS15 - Location, Accessibility, Density and Housing Mix, states that the appropriate density and mix of residential development within the Borough will be informed by; an assessment of the characteristics, including the mix of uses of the area in which it is located; its current and future level of accessibility by walking, cycling and public transport; the need to achieve high quality design; and the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

Sites and Detailed Policies Document

- 3.8 Reading Borough Council's Sites and Detailed Policies Document adopted October 2012 with alterations adopted in January 2015, contains detailed policies to help guide decisions on planning applications. The Sites and Detailed Policies Document includes the following policies which are relevant to these proposals:
- 3.9 Policy SD1 - Presumption in Favour of Sustainable Development, states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the NPPF. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 3.10 Policy DM4 - Safeguarding Amenity, states that development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of; privacy and overlooking; access to sunlight and daylight; visual dominance and overbearing effects of a development; noise and disturbance; artificial lighting; vibration; dust and fumes; smell; or crime and safety. The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.
- 3.11 Policy DM6 - Affordable Housing, states on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.
- 3.12 Policy DM11 - Development of Private Residential Gardens, states that proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:
- 1) The proposal makes a positive contribution to the character of the area in terms of:
 - The relationship of the existing built form and spaces around buildings within the surrounding area;
 - A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;
 - Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;
 - Compatibility with the general building height within the surrounding area;

- The materials and elevational detail. These should be high quality, and where appropriate distinctive and/or complementary; The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.
 - 2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;
 - 3) The proposal includes access, which meets appropriate highway standards;
 - 4) The proposal does not lead to unacceptable tandem development;
 - 5) The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;
 - 6) The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;
 - 7) The emphasis is on the provision of family-sized housing;
 - 8) The development would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent open space are deemed to make an important contribution to biodiversity and contribute to the green network; and
 - 9) The proposal does not prejudice the satisfactory development of a wider area.
- 3.13 Policy DM12 - Access, Traffic and Highway Related Matters, states that development will only be permitted where; accesses and works to the highway comply with the adopted standards of the Transport Authority; the development would not have a material detrimental impact on the functioning of the transport network; and the proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists.

Code for Sustainable Homes

- 3.14 Central Government withdrew support for the Code for Sustainable Homes in March 2015, with the intention that it be removed from all Local Plans by October 2015. A Code for Sustainable Homes pre-assessment has not therefore been provided with this application. The sustainability statement at the end of this document describes how we consider the proposals to be sustainable.

Site & Surroundings

Site Description

- 4.1 The site is located at 149 Chiltern Road, Caversham, at the most northern end of the road.
- 4.2 The site sits within the existing settlement boundary of Caversham.
- 4.3 The application site measures 0.14 ha in area.
- 4.4 The application site is roughly triangular in shape. The existing house sits broadly central to the site and a detached garage sits to the south.
- 4.5 The site slopes gently up to the north following the natural contours of the land.
- 4.6 The existing house on the site is a detached bungalow constructed circa 1970. The existing house is of a simple design, brick built with duo-pitched roof finished with interlocking concrete tiles. The detached garage is also brick built with a flat roof.
- 4.7 The wider site forms the residential gardens of the existing house. The main body of the site is largely grassed and around the perimeter of the site is mature planting including substantial hedges to all of the site boundaries. Along the western boundary of the site a second conifer hedge is set in from the boundary which screens a number of existing sheds, which are to be removed.
- 4.8 The site access is located in the north-eastern corner of the site. A private driveway extends from the northern end of Chiltern Road into the site through a gated access.

Site Surroundings

- 4.9 The application site is roughly triangular in shape with boundaries facing to the north-east, south-east and west.
- 4.10 The north-eastern boundary of the site faces onto an existing public footpath that extends between Chiltern Road and Peppard Road to the north. The footpath and its verges are comparatively broad measuring 9m in width overall at its narrowest point.
- 4.11 Beyond the footpath to the north-east of the site is a gated development of 5 detached houses known as Chiltern Heights. The houses sit at an elevated level above the application site and are screened by existing hedges and trees. No. 5 Chiltern Heights is positioned with its flank wall facing south-west toward the application site. The separation distance between this property and the existing house at 149 Chiltern Road is in excess of 20m at its narrowest point.
- 4.12 The south-eastern boundary of the site faces onto the rear gardens of Nos. 32 and 33 Greystoke Road. The houses are two storey chalet style houses with first floor accommodation within the roof. The houses benefit from rear gardens in excess of 20m in depth. The houses in Greystoke Road are screened by dense hedging and tree planting located on both sides of the site boundary with the application site.
- 4.13 The western boundary of the site faces onto the rear garden of No. 11 The Rise and No. 64a Peppard Road, which are two storey houses. Again, there are generous separating distances between these houses and the existing house at 149 Chiltern Road, the closet house being 36m from the existing bungalow. These houses are also screened by dense hedging and tree planting located on both sides of the site boundary with the application site.

- 4.14 Chiltern Road itself is characterised by semi-detached suburban houses constructed circa 1950. The houses are typical of the period, a mix of brick and render, they include bay windows to the front elevation and the roof is hipped and finished with plain tiles.
- 4.15 The existing houses and developments neighbouring the application site all have different appearances, there is no consistency of the architectural style, and therefore the area is considered to be of a mixed residential character.



Fig 1. Existing House Front Elevation.



Fig 2. Existing Garage Front Elevation.



Fig 3. Existing House Rear Elevation.



Fig 4. Existing House Rear Elevation.



Fig 5. Existing Site Access.



Fig 6. Existing Public Footpath to Greystoke Road.



Fig 7. Site Access from Chiltern Road.



Fig 8. Gated Access to Chiltern Heights.

Design Proposal

Amount

- 5.1 This application seeks planning consent for the, 'erection of a new 3 bedroom detached house and garage, and alterations to the existing house including a front extension, first floor extension, orangery extension and garage, including alterations to the external appearance.'
- 5.2 The proposed house is of a modest size and provides 111.6 sqm of internal accommodation (gross internal area). In addition, the proposed detached garage measures 18.0 sqm in area (gross internal area).
- 5.3 The existing house currently provides 124.3 sqm of internal accommodation (gross internal area). In addition, the existing detached garage measures 25.3 sqm in area (gross internal area).
- 5.4 Once extended the existing house will provide 245.6 sqm of internal accommodation (gross internal area). In addition, the proposed garage measures 22.7 sqm (gross internal area).

Layout

'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 5.5 The layout of the proposals has been informed by the site context and constraints.
- 5.6 Given that the existing house will be retained, the logical location for the proposed dwelling is to the side of the existing, in line with the existing building and in the location of the existing detached garage.

- 5.7 The proposed house will be sited 2m to the south-east of the existing house, the front elevation facing to the north-east and rear elevation facing to the south-west in the same orientation as the existing property.
- 5.8 A single detached garage will be located in the eastern corner of the application site to serve the proposed dwelling. The driveway will be reconfigured to provide car parking for the proposed house.
- 5.9 A 12m deep rear garden will be provided to the rear of the proposed house, providing 115 sqm of private amenity space.
- 5.10 The existing house will be extended to the front and rear, and a new garage will be constructed to the north-west of the existing building. The driveway will be reconfigured to provide car parking for the extended house.
- 5.11 A large rear garden will be retained by the existing house, providing 450 sqm of private amenity space.

Means of Access

'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- 5.12 Access to the proposals will be via the existing vehicular access from Chiltern Road, which will be retained unaltered.
- 5.13 The driveway will be reconfigured to provide car parking for the proposed dwelling and the extended house. The proposed dwelling will have 2 surface car parking spaces and the extended house will have 3 surface car parking spaces in full compliance with the Council's parking standards.

- 5.14 The proposed driveway layout incorporates a turning area and vehicles entering the site will be able to exit in a forward gear.
- 5.15 Refuse bins will be stored in the gardens of the properties and refuse collections will be made from the Chiltern Road as per the existing arrangements.
- 5.16 Cycle storage will be provided within the garages.

Appearance

‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

- 5.17 The proposed house and the alterations to the existing property have been designed to respect the local character of area in their appearance.
- 5.18 Good quality materials which are appropriate to the character of the area will be used in the construction of the proposed house and the alterations to the existing.
- 5.19 The proposed house will be of a traditional masonry construction. External walls will be formed in red brick and the front gable will be rendered.
- 5.20 The brickwork of the existing house will be rendered, and the new front extension will be constructed in brickwork to match the proposed house, thereby achieving a consistent appearance across the two buildings.
- 5.21 The proposed house and the existing property will have casement windows of a traditional style and pattern. Windows in the side elevations of the houses will be permanently fitted with obscured glass to prevent overlooking.

- 5.22 The proposed house will have a steep pitched gabled roof with half hipped ends. Likewise, the new roof to the existing house will be steeply pitched and half hipped to be of a consistent appearance. Both roofs will incorporate dormer windows to the first floor. The roofs will be finished with interlocking concrete slates.

Scale

‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

- 5.23 The proposed house will be 1½ stories in height. The scale and height of the proposed house has been considered to seek to minimise the impact of the proposals on the adjacent properties.
- 5.24 The new roof to the existing house will increase the scale and height of the property, increasing the height of the building to 1½ stories. The increased height allows for the provision of first floor accommodation within the roof and is consistent with the height of the proposed house.

Landscaping

‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

- 5.25 Landscaping will form an integral part of the proposals, and the existing features of the site will be conserved and enhanced. The existing hedgerows around the site boundaries will be retained to screen the proposals.

Sustainability

6.1 Central Government withdrew support for the Code for Sustainable Homes in March 2015, with the intention that it be removed from all Local Plans by October 2015. A Code for Sustainable Homes pre-assessment has not therefore been provided with this application.

6.2 The statement below relates to the proposed house and describes aspects of the proposals relating to sustainability.

Sustainable Design

6.3 The principle habitable rooms of the proposed dwelling will be provided with large window openings, and such the house will benefit from natural lighting throughout the day.

6.4 The proposed house will be of a traditional masonry construction and will therefore have a high thermal mass to act as a buffer to external heat fluctuations.

Energy Efficiency

6.5 To prevent heat loss the house will be well insulated, and measures will be taken to limit air leakage. The house will be constructed to meet the requirements of Building Regulations Approved Document Part L1A 'Conservation of Fuel and Power (New Dwellings)' 2010.

6.6 Energy efficient appliance will be provided within the house. All light fittings will be low energy fittings. Kitchen white goods will be 'A' rated appliances.

6.7 All habitable rooms within the house will benefit from good natural day lighting.

6.8 The house will benefit from passive cross ventilation.

Water Resource Management

6.9 The house will be designed for a maximum potential water consumption of 125 litres of water per person, per day. The design will utilise water saving devices such as dual flush toilets, spray taps, and water efficient white goods.

Flood Risk Management

6.10 The application site is not located within an area of flood risk. To minimise surface water run-off and promote Sustainable Urban Drainage, all surface water from roofs and hard surfaces will be discharged on site into a SuDS compliant drainage system.

Biodiversity

6.11 The existing landscape features of the site will be maintained and the existing biodiversity on the site preserved.

Waste, Recycling & Composting Facilities

6.12 The proposals will encourage responsible waste recycling, management and composting. There is space within the site within the rear garden of the house for onsite composting. Recycling and general waste bins will be stored within the garden of the property, with waste removal via the local authority collection scheme.

6.13 Site waste generated in the construction of the development will be managed to both limit the amount of waste generated and to recycle or re-use any waste that is generated by the development.

Sustainable Transport

- 6.14 The application site is located within walking distance of local amenities.
- 6.15 The nearest convenience store and petrol station is located approximately 330m to the north on Buckingham Drive. A shopping parade is located at the junction of Chiltern Road and Henley Road to the south.
- 6.16 The Hill Primary School is located on Peppard Road is located approximately 430m to the north of the application site. The nearest secondary school is Highdown located on Surley Row to the west of the application site.
- 6.17 The nearest bus stop is located approximately 200m from the application site at the junction of Peppard Road and Buckingham Drive, and is served by the 25 'Pink' bus route with regular services to Caversham and Reading.

Sustainable Construction

- 6.18 Where possible materials utilised in the construction of the proposed house will be locally sourced and local tradesman will be used, to minimise transportation environmental impacts resulting from the development.
- 6.19 Where possible, materials with A and A+ Green Guide rating will be specified in the development. Timber will be sourced from sustainable certified sources wherever possible.

Summary & Conclusions

- 7.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. In assessing the quality of design the NPPF requires that developments; function well and add to the overall quality of the area; that they respond to local character and history, and reflect the identity of local surroundings and materials; and that are visually attractive as a result of good architecture and appropriate landscaping.
- 7.2 The proposed development has been designed to respond to and be in keeping with the sites context and the wider surroundings. The proposals will make a positive contribution to the site and its surroundings, being a sympathetically designed development that fully accords with national and local planning policy.

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