

DESIGN & ACCESS STATEMENT



CHANGE OF USE TO SPLIT DWELLING INTO TWO DWELLINGS
WITH ASSOCIATED INTERNAL WORKS AND WIDEN EXISTING
PAVEMENT CROSSOVER

at

77 CORWEN ROAD
TILEHURST
READING
RG30 4ST

for

MR BABAR BUTT



REDBRIDGE HOUSE, WATER LANE, UPPER CLATFORD, ANDOVER, HAMPSHIRE. SP11 7PP
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1.0 **INTRODUCTION**

1.1 The house has been extended in the past to cater for the needs of the applicant's large family. He has now purchased another house which is more suitable and the current house is to be sold.

1.2 However, it has six bedrooms and the local requirement is for smaller units. Accordingly, this application is to obtain a change of use to split the house into two separate units, each of three bedrooms. This will make for smaller cheaper dwellings which will increase the housing stock and be more affordable for those downsizing or for younger people and families trying to get onto the housing ladder.

1.3 There are no external works or construction required as part of this application except for the insertion of one ground floor rear kitchen window and a 1800 mm high close boarded fence to split the large rear garden.

1.4 Accordingly, the streetscape will not be altered.

2.00 **THE SITE & PROPOSALS**

2.01 The site is wider than most in Corwen Road. Originally it was the end house in a terrace of three. It also had a double garage which has since been converted with planning permission into single storey living accommodation which gives a second entrance door to the frontage.

2.02 As part of the application, we have looked at all aspects that require investigation.

Built Environment

2.03 There is no requirement to change the external envelope of the building in order to split it into two dwellings except for one new kitchen window and a new close boarded timber fence to split the rear garden.

2.04 The site is of a size to give good family amenity space. The residual gardens are some 14 m long x 7 m wide which is a good size for a young family and consistent with other garden sizes in the street.

Amenity

2.05 As there is no alteration of the building and the building is already in residential use. There will be no diminution of amenity to adjoining owners. The conversion gives good living accommodation good sized bedrooms and excellent bathroom and cloakroom space.

Car parking and bike storage

2.06 When the house is split, it is proposed that the frontage stays as it is currently in that there is space for four cars parked on the brick paved area. This allows two cars per house and space at the side for small two bicycle sheds to meet current requirements. The bicycle sheds will be 1700 mm high and 2000 mm x 850 mm wide and are manufactured by Tigersheds. They are timber and will fit against the hedging on both sides, one shed for each house.

Bin Storage

- 2.07 There is also space for two bins per house. This is shown on the site plan and there is space for two wheelie bins for each house. One for household waste and one for recycled waste.

Flood risk

- 2.08 The application site is in Flood Risk Zone One according to the Environment Agencies Flood Risk map. This is the lowest level of risk and there has not been any flooding recorded in Corwen Road.

Community Infrastructure Charge (CIL)

- 2.09 As this conversion is contained within the existing envelope there is no chargeable development. The CIL Questions form is submitted as an application document.

3.00 **CONCLUSION**

- 3.01 This proposal will provide one additional dwelling for young families requiring a three bedroom house. It is an excellent way of helping to meet the Government's aim of alleviating the current crisis.
- 3.02 We believe this proposal meets all Reading Council's Policies and we look forward to receiving planning permission.