



# Design and Access Statement

## Rev 1

337 - Land to the side of No. 2&4 Romany Lane, Tilehurst, Reading



# application and location

## Description

This application is for the residential development of one dwelling on land near 2 & 4 Romany Lane, Tilehurst, Reading.

This document is to be read in conjunction with submitted plans and reports.

## Site Location

The site location map illustrates the site's location within Tilehurst to the east of the settlement, just south west off Norcot, between Norcot Road (A329) and Oxford Road. The aerial view of site shows that the locality of the site is a predominantly residential area. Suburban scale housing runs along Norcot rd and Romany lane, to the east and south and Lyndhurst Rd and Bramshaw rd to the North, local schools are to the south and west, McIlroy Park is a few minutes walk to the west.

## Sustainable Location

The site is a sustainable location for development as it is in close proximity to:

- Shops and village centre [5 mins walk]
- Oxford Road the M4 and A33
- Tilehurst railway station [20 mins walk]
- Bus route purple 17 to Reading
- Newsagent and Post Office
- Employment
- Denefield and Prospect High School, Parklane Primary School and Blagave Nursery and Pre-School

The proposed site for development makes use of existing infrastructure, services, facilities and employment opportunities, and therefore should be considered a sustainable location for additional housing. From a broader viewpoint, the increased need for housing in the UK can be met largely from sites of this nature being developed.

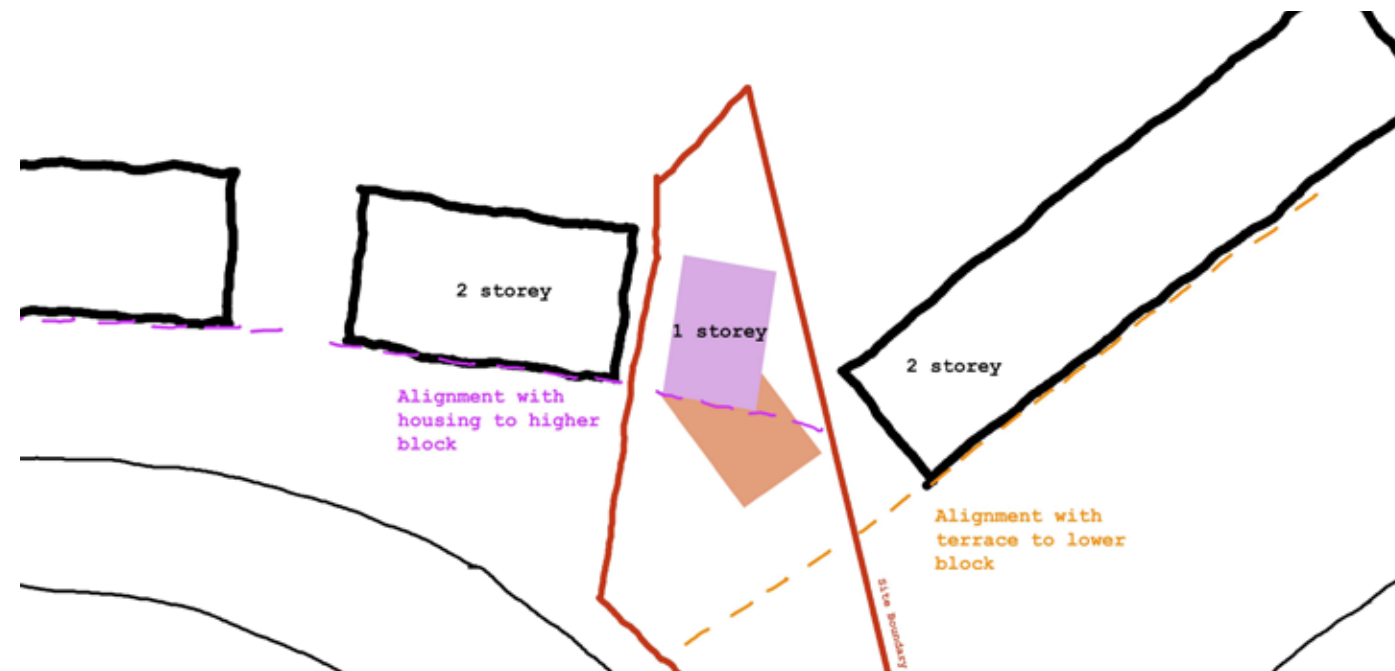
# site parameters

- site area: approx. 334 m2
- current site use: un-used brown field land
- site shape is broadly triangular
- Trees/hedgerow on southern/south eastern boundary screening boundary between the site and No.337 Norcot Rd.
- Orientation – Site runs along a south to north axis with site entrance from the south/south west
- Nearby buildings – Neighbouring homes to the west are 2 storey semi-detached properties with 2, 2 storey maisonnette flats within them, with double room frontage and side and front entrances. Dwellings to the east, along Norcot Rd are a terrace of 2 storey 2 room frontage dwellings with front entrances. Traditional hipped roof forms, materials varying from pebble dash to render and brick, clay interlocking roof tiles.
- Overlooking: windows of the existing dwellings that face the proposed site are glazed with obscured glazing. Overlooking from the proposed site to neighbouring properties would be at oblique angle. Subterranean dwelling proposed to design out overlooking
- Overshadowing: not applicable
- Roads: Romany lane runs along the south west boundary and Norcot Road along the south west connects the property to Oxford Rd and to Reading
- Access points: Vehicular and pedestrian access is both via the main entrance at the south west corner of the site.
- Surrounding site uses: The surrounding sites are mainly residential, but for a local garage to the south

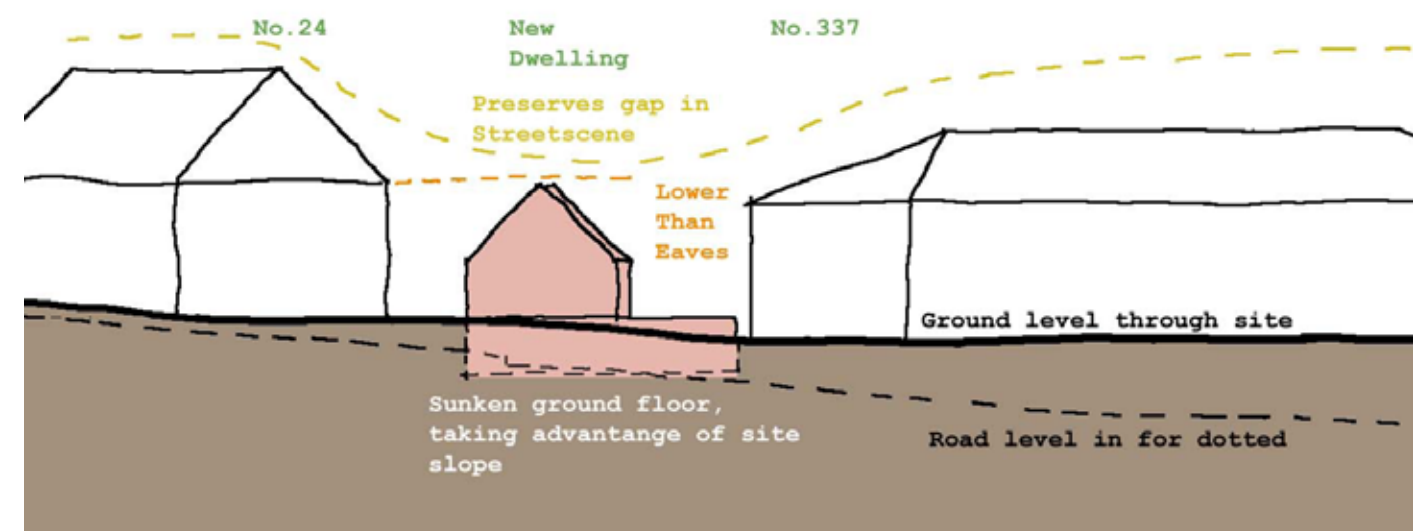
# site context & response



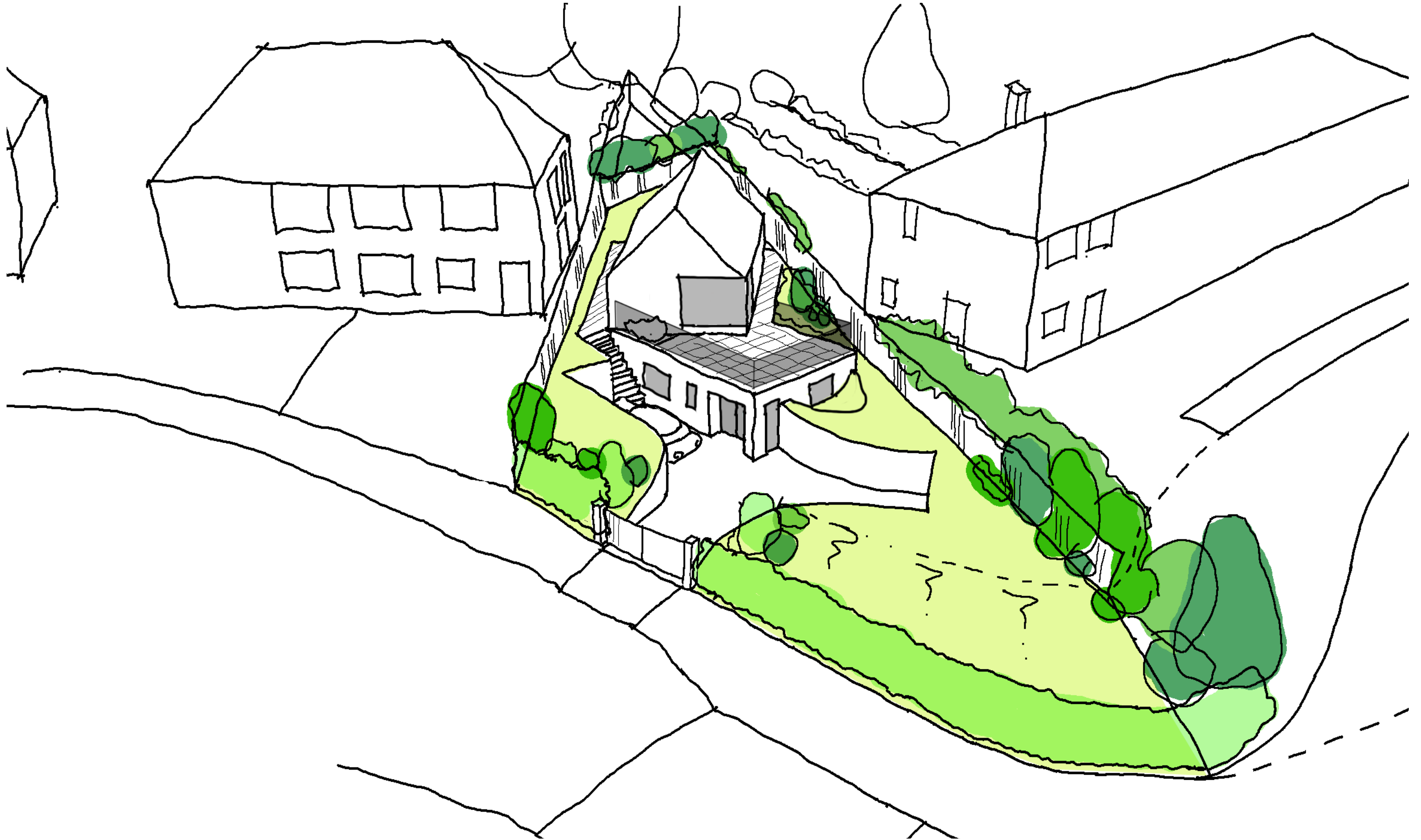
## Alignment to context



## Reduced scale & using site levels



# Artist impression of proposal



# proposed site plan 1:200@A3

## Design Rationale

Existing use of site is brownfield land

Proposal is for a 2 bed house, partially concealed within the sloping context, so the ground floor accommodation is within the basement and the building has the appearance of a single storey structure

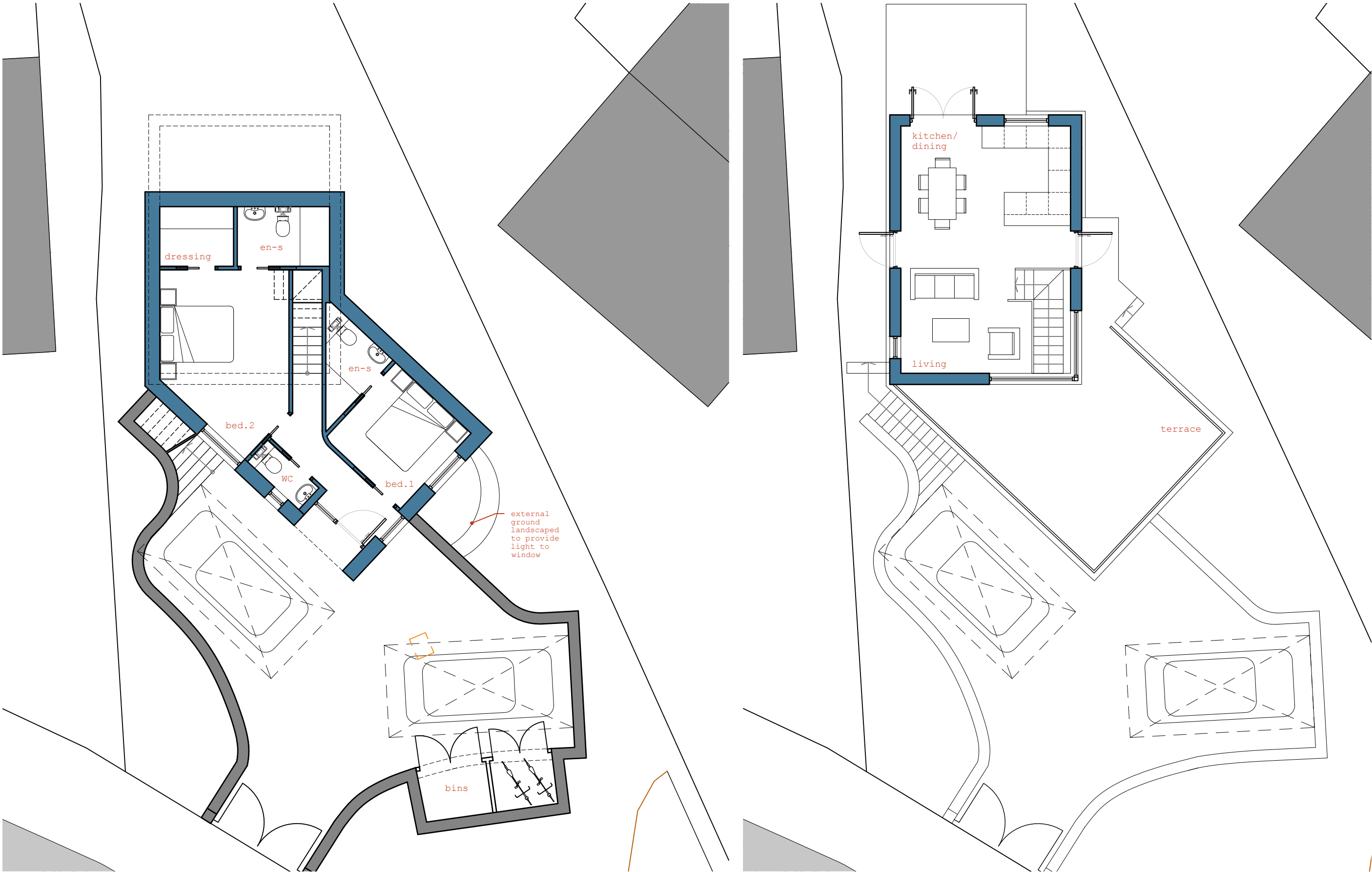
The main bulk of the proposal has been designed to appear as a similar scale to a double garage, perhaps allocated to No.24. Such a scale of proposal should be considered reasonable and not out of character for the area

The site is in a prominent position, so the proposal has been designed to be minimal impact, in respect to scale, amount and style.

The positioning of the building has been dictated by the frontage alignments of the surrounding housing frontages. These two un-related angles have been merged within the scheme



proposed plans 1:100@A3





# pre-application advice



The current proposal is the result of extensive design considering the best approaches to suit and benefit the site and the surrounding context. It is also influenced by the advice of the local authority which was sought via a pre-planning application - ref 171224 in June 2017.

The drawings to the left were submitted and the following advice was received:

1. *"the development of a dwelling on the appeal site would not result in the loss of a characteristic gap of the type found at junctions within the surrounding area". Subject to other planning considerations, it is therefore considered that the introduction of an additional dwelling on this site is acceptable in principle."*
2. *"The proposed dwelling partially concealed within the sloping context of the site with the ground floor accommodation within the basement will have an appearance of a single storey building. The frontage building line of the proposed dwelling responds to the curving road in terms of slightly projecting forward of adjoining 2-4 Romany Lane. The proposed dwelling with a single storey appearance, when viewed from the junction of Norcot Road and Romany Lane, is considered to be of a size and scale that would not be visually prominent and therefore not detrimental to the street scene and character of the area.  
The contemporary design of the proposed dwelling while modern in appearance would need to carefully consider incorporating external finish materials that respect existing neighbouring properties"*
3. *"The proposed development would need to demonstrate provision of adequate level of light to and outlook from the ground floor/basement habitable rooms."*
4. *The outdoor amenity space that includes a front terrace is considered adequate for a 2-bedroom dwelling.*
5. *it is considered that the proposed standard of accommodation and amenity space would be acceptable.*
6. *"The proposal appears to provide adequate separation distances from the side boundaries of the adjoining properties and is therefore not considered to result in harm to the neighbours in terms of being overbearing or loss of light. With a single storey appearance above ground level, the proposal is not considered to result in harm to the neighbours in terms of overlooking"..... Any rear facing windows would only have oblique views across neighbouring gardens so loss of privacy should not be a major concern for existing or future residents.*
7. *Access arrangements and parking provision for the proposed dwelling accords with policy as outlined within the transport officer's comments.*
8. *Subject to addressing the issues raised in the report, the proposal is considered to accord with current planning policies as outlined above. I can therefore offer encouragement to the submission of a planning application.*

Case officer: Ralph Chakadya

Application No: 171224

