

Corner of Quantock Ave. & Montpelier Drive, Caversham Park Village
Proposed Detached 2 Bed Dwelling
Planning Statement



The Site & Surroundings

The site is situated on the corner of Quantock Avenue and Montpelier Drive, in the housing estate of Caversham Park Village. The plot is fenced off behind a grassed verge, and retains the trunk of a dead Oak tree and a concrete sectional garage. The dwellings along this side of Quantock Avenue are elevated in relation to the opposite side, with this corner plot appearing prominent in the street scene.

Planning History

- 06/0200 Two storey side extension - refused
- 08/0447 Demolition of garage and utility at 22 Quantock Avenue and erection of detached house and garage - refused
- Erection of three bedroom detached house and garage (Resubmission of 09/02172/FUL) – refused
- 14/1237 Erection of bungalow & garage – refused APP/E0345/W/15/3014896 - dismissed

Proposed Development

A 2-bed bungalow including an integral carport and mezzanine platform is proposed, including landscaped gardens and tree planting.

Design

The building is designed to reflect the character and style of the estate, with a roof form mirroring the surrounding properties, matching brickwork, eaves detail, and fenestration. The simple dual pitched roof is angled to match the dwellings on the estate, with the front pitch continuing down to the front of the car port, which is set forward, mirroring the integral garage and porch arrangement of the surrounding houses. It is considered that the reduced height, bulk and massing proposed is appropriate to the setting, while reducing any impact upon the adjacent dwellings and retaining

distant views between the buildings.

The proposed site layout affords open plan soft landscaping to the frontage, and provides for the enhancement of the appearance of this prominent corner on the estate. A 2 metre gap would result between the proposed and adjacent dwelling, matching the spatial layout of the street.

Landscaping

The site is subject to a tree planting order to replace the deceased Oak tree, being the subject of a tree preservation order. In accordance with tree officers' advice, a replacement semi-mature fastigiate Oak tree is proposed towards the front corner of the plot.

Character & Appearance

The site has previously been severed from 22 Quantock Road, and since resembles waste land with rough timber fencing, occupied by a concrete sectional garage, and the trunk of a dead Oak tree, currently detracting from the appearance of the locality. It is considered that the sympathetically designed building and landscaped gardens would enhance the appearance of this prominent corner plot, offering enhancement and improvement to the visual amenity of the locality.

Impact upon Residential Amenity

The proposed dwelling is single storey with a shallow pitched roof matching the surrounding buildings. The footprint would align with the rear of the original footprint of 22 Quantock Road, and be sited approximately 3.5m away from the side boundary of 1 Montpelier Drive.

In contrast with the previously refused application, the building footprint is sited further away and the roof pitch slopes back from the side boundary and garden of 1 Montpelier Drive. Coupled with a reduced footprint and lower ridge height, the design proposed results in a significantly reduced impact in terms of sunlight and daylight availability to the neighbours' garden area as well as a reduced visual impact.

Parking & Amenity Space

An open sided car port and driveway provide for two off street parking spaces to serve the development, space for two bicycles shall be provided for in a timber outbuilding accessed via a path leading towards the rear garden / patio area.

Ecology & Protected Species

The site is a former garden area, which has been assessed as being of low ecological value by Council Officers during the course of previous applications to the site. The proposed soft landscaping and planted surface water attenuation pond, serve to enhance the biodiversity of the site as well as the visual interest.

Community Infrastructure Levy

A gross internal floor area of 72.5m² is proposed., with a payment due of £8,700 @ £125/m².

Summary

The proposal is considered to overcome the reasons for objection and appeal decision, with a

sensitive layout and design appropriate to the estate location, while offering an enhancement to the visual amenity of the area without harming the amenity of the immediate neighbours.

View of site from Junction of Quantock Avenue and Montpelier Drive.



View of site from Montpelier Drive



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Illustrative view from corner of Quantock Road and Montpelier Drive



Illustrative view from Quantock Road



Illustrative view from Montpelier Drive



Illustrative view from Montpelier Drive

