

Design and Access Statement Relating to

Two New Attached Dwellings at

The Land Adjacent to

Hartland Court

Hartland Road

Reading

RG2 8BP

1.0.0. Preamble

A design and access statement is a report accompanying and supporting a planning application to illustrate the process that led to the development proposal, and to explain and justify the proposal in a structured way.

1.1.0. The Site / History

The site is the first dwelling on the right hand side of Hartland Road when approached from Basingstoke Road.

The site equates to approximately 0.04 Hectares and is at present over grown garden belonging to Hartland Court.

There has been no previous planning applications on the site.

1.2.0. The Proposal

The proposal is to erect two three bedroom attached dwellings, to be constructed in similar materials to adjacent dwellings in Hartland Road.

Parking for two vehicles has been provided at the front of the two proposed properties.

The dwellings have been designed to afford maximum privacy to adjacent properties.

1.3.0. Landscaping

The rear garden areas will be enclosed by 1.8 metre high close boarded fencing and to the front permeable tarmac for the parking of two vehicles for each proposed dwelling.

1.4.0. The Access and Highway Matters

The site would be accessed via an extended existing drop kerb with good existing visible site lines. There would be no significant increase in traffic movement.

1.5.0. Ecology

There are understood to be no ecological issues on this site.

1.6.0. C.I.L. Obligation

The applicant will pay contributions and enter into a legal agreement with Reading Borough Council.

The applicant will also pay the Council's reasonable legal costs in the preparation of the legal agreement.