

1st November 2017

DESIGN & ACCESS STATEMENT

Land to the side of
9 Linden Road,
Reading,
Berkshire.



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1.00 Introduction

1.01 The following Design and Access Statement has been prepared in support of a householder planning application for the erection of a new 2 bedroom dwelling attached to the side of 9 Linden Road.

1.02 The Statement aims to provide the local authority with the relevant supporting information upon which we have based our proposals. The process of survey, analysis, discussions with the planning department and design aims to create an integrated approach to the proposal.

1.03 This statement also deals with the concerns raised in the 'Pre-application' response from Reading Borough Council dated 25th September 2015.

2.00 History

2.01 The existing property, 9 Linden Road is a traditional built 3 bedroom semi detached house with an oversized garden to the rear and side compared to the surrounding properties. The majority of the front garden and side area is hard standing and has no significant architectural significance or design.

2.02 The proposed new dwelling will be sited to the land to the side of 9 Linden Road, which the majority of is hard standing.

2.03 The surrounding area is made up of a number of semi-detached and terraced houses of varying size and scale with no particular architectural style or openness being prominent within the street scene.

2.04 The surrounding area inclusive of the planning application site is not in a designated conservation area; it is not subject to a low density policy and does not lie within the Green Belt.

3.00 Design

3.01 The main design philosophy has been to create a dwelling that will compliment and enhance the land and surrounding area whilst also remaining in keeping with the neighbouring properties.

3.02 The pre-application report has concerns that the proposed dwelling would be too large and harm the spacious character of the area. No. 9 Linden Road has a foot print of 49.7m², the proposed dwelling has a smaller foot print of 40.6m². The proposed dwelling is smaller in scale than the existing properties and also has a smaller frontage by 1.5m, therefore the concerns of excessive scale has been resolved.

3.03 The gap between the proposed dwelling and the existing semi-detached property of no. 11 Linden Road will be 2.9m matching the gap between the row of terraces on the opposite side of the road and the start of the semi-detached properties. Considering there are no other gaps along Linden Road of this amount, it is considered that this proposal would be more in-keeping with the surrounding character of the street.



3.04 The pre-application report had concerns with the hipped roof. This has now been amended to show a gabled roof to match the terrace units, which also match the street scene opposite, therefore in-keeping the character of the street.

3.05 The proposed dwelling has been designed such that there are no windows to habitable rooms on side elevations thus eliminating any potential overlooking issues.

3.06 Overall the proposal represents a comprehensive dwelling which efficiently uses the site within a sustainable location providing residential accommodation the scale of which is not detrimental to the character of the area.

4.0. Site Access

4.01 The application proposal will utilise the existing vehicular access off Linden Road for the proposed house and a new access will be created for the existing to give both properties 2 parking spaces, off road, in line with the requirements of Reading Borough Council's parking provision guidelines.

4.02 The pre-application report had concerns with the loss of greenery along Linden Road. As you can see there is not much grassed area to the surrounding properties, but we have kept some grass to alleviate the hard-standing and the finish of the parking spaces will be permeable. But to achieve parking standards set out by the Council, these parking spaces are required, therefore achieving compliance with planning guidelines.



4.03 Refuse will be placed by the entrance to the site from where it will be collected from the road which meets with the criteria of the local authorities refuse collection guidelines.

5.00 Disabled Access

5.01 The application site has been designed to comply with all current requirements for ambulant disabled bodies to access the site with or without a vehicle.

5.02 The dwelling will have a level threshold and the staircase will be fully compliant with Part M of the building regulations.

6.00 Landscaping

6.01 The proposed development will be landscaped (in accordance with details to be approved by the LPA under condition once conditional approval has been granted).

6.02 There are no TPO trees on this site, but during construction any trees that have roots near the building zone will be protected with suitable fencing.

7.00 Appearance

7.01 The appearance of the dwelling will compliment the aesthetic values of the existing properties currently surrounding the site.

7.02 The materials and external finishes for the proposed dwelling will be chosen to match and harmonise with surrounding properties. These are subject to local authority approval and we are happy to liaise with the LPA to agree on external finishes and hard landscaping.

8.00 Pre-Application Advice Response and Actions

The Pre-application advice response dated 25th September 2015 raised the following issues:

1. In-filling of a significant gap which “contributes positively to the distinctly spacious character of the street” – There are no other gaps such as this within the vicinity of either Linden Road or the roads in the immediate vicinity, other than on corner plots, as can be seen from the overhead view below.

All other gaps between properties are a maximum of approx. 3m which is the same relationship as is created with the proposed dwelling and No. 11 Linden Road. The “character” of the area is made up of rows of terraced properties which would be mimicked by the proposed scheme.



2. "The proposed house would have a hipped roof, which would contrast with the gable end of the current house and also the house at the end of the symmetrical terrace" – The hipped roof has now been removed and replaced with a gable as requested.

3. “The proposed house would require 2 parking spaces, as would the existing. These four parking spaces would be forced to occupy land currently used as soft-landscaped front gardens that also contribute positively to the character of the area” – As shown on the previous photographs virtually all of the front gardens to the properties along this street scene, including the neighbouring property at No. 11 have been laid to concrete for parking and the current gap to be in-filled has been laid to tarmac. The proposal, whilst providing off street parking in accordance with the council’s guidelines, would have permeable parking spaces.

4. "Harm to the amenity of number 11 due to over-bearing and overshadowing effect on the first floor side facing window" – The proposed dwelling at this window position will be in excess of 3.5m away. If the 20° rule is applied from this window then no

undue loss of light will occur. It is also worth noting that the window in question sits directly south of the proposal which would further counter act this argument. The relationship will be exactly as is seen on the properties opposite as highlighted in the photograph beneath item 3.3 above, therefore how can this be deemed to be unacceptable?

9.00 Section 106 Agreement & Affordable Housing

The applicant is happy to enter into a Section 106 agreement with a contribution being made towards affordable housing based upon 5% of the average valuation of £287,500 thus providing a contribution of £14,375.00

10.00 Conclusion

10.01 We believe that the proposed new dwelling provides an improvement to the local area and will enhance and create a more aesthetically pleasing street scene. We believe that the issues raised within the pre-application guidance and the previous planning application are false and give an un-true reflection of the character of the area in order to justify them.

END