



Reading Borough Council

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09 NOV 2012

Planning



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PLANNING AND ACCESS STATEMENT

**DEMOLITION OF EXISTING REAR BUILDINGS
ERECTION OF A TWO STOREY REAR EXTENSION TO
578 OXFORD ROAD AND CONSTRUCTION OF
TWO ONE BEDROOM DWELLINGS**

**578 AND LAND TO REAR OF 580 – 584 OXFORD ROAD
READING RG1 1EQ**

**KINGFISHER FIRST (Oxford Road) LTD.
72 HEADLEY ROAD WOODLEY READING RG5 4JE**

SECTION 106 AGREEMENT

Kingfisher First (Oxford Road) Ltd intends to enter into a Section 106 agreement for this development and the relevant details are included with this application.

Title and Land Registry details are to be provided by Collins Dryland & Thorowgood, 81 -83 School Road, Tilehurst, Reading RG31 5AT, the solicitors for Kingfisher First (Oxford Road) Ltd.

PRINCIPLE OF DEVELOPMENT

The property lies within the defined settlement boundary as shown on Reading Borough Council's Local Plan and as such the development is acceptable in principle.

Access to shops and other amenities is immediate. There is a variety of facilities within a short walk and also passing busses to Reading.

On street parking is available. The removal of an existing vehicle access will make additional space available.

The freehold of properties numbers 580, 582 & 584 Oxford Road are owned by Russell Mark Gunter on behalf of Kingfisher First (Oxford Road) Ltd. Gordon and Jonathan Leeming own number 578, but Kingfisher have exchanged contracts with a view to purchasing the property. This includes the land to the rear and the ancillary buildings facing Gordon Place. The houses and the flat above the shop are leased to tenants, the shop is currently unoccupied.

The land to the rear of the properties is separated by fences from the house gardens and is currently unoccupied. The single storey and two storey buildings facing Gordon Place are also unoccupied.

Application number 12/00703/FUL for three one bedroom dwellings and the erection of a rear extension to 578 Oxford Road was submitted on the 15th May 2012. Following a site meeting with the planning officer and subsequent discussions, this application was withdrawn.

The separate entrance from Gordon Place leads to a staircase giving access to the first and second floor residential accommodation.

PROPOSALS

This application is a result of the concerns raised by the planning officer about the previous layout. One of the one bedroom dwellings has been removed and an existing internal layout of 578 Oxford Road added.

The new application is for the demolition of the existing buildings facing Gordon Place and the construction of two one bedroom dwellings. Part of the application

includes a two storey extension to the rear of 578 Oxford Road to provide two additional rooms. This building is currently used commercially.

Each of the new dwellings comprise of a living room with kitchen on the ground floor and a staircase to a double bedroom and shower room on the first floor. There is an additional toilet and basin on the ground floor.

The new building is set back from the pavement by 0.5m, allowing the construction of a short ramp to the entrance doors for disabled access and an overhanging porch canopy.

The first floor will have an open ceiling with low eaves and dormer windows facing towards Gordon Place. There will be no windows to the rear or on the end elevations, with the exception of high level Velux windows into the shower rooms. This avoids overlooking other rear gardens.

There will be a security gate leading into a walkway through the building to the rear gardens. Secure cycle storage will be provided by lockable garden sheds fitted with D shaped cycle rails set into the concrete base.

A similar development has been constructed in Little Johns Lane. This building is full two storey constructed on the pavement line. Our proposals are of a smaller scale.

The site will be checked for contaminants and soil samples taken and analysed as part of the Building Regulations application.

External lighting will be restricted to 150W bulbs, using energy efficient fittings. These will be set so the brightness is restricted and directed within the site.

The escape route from the only bedroom to the escape door will be made safe by the installation of smoke detectors and a sprinkler system to meet Building Control requirements.

HIGHWAY IMPLICATIONS

There are no new vehicle accesses and the existing vehicle access gates into the existing building will be removed.

Highway comments regarding on-site parking were made for the previous application and are noted. The need for parking has been reduced by the removal of one of the units. If on-site parking were provided between the rear of 578 Oxford Road, this would occupy otherwise usable amenity space and effectively remove the equivalent existing kerb side parking in Gordon Place. The other properties in the area including recent developments do not provide off road parking and there is a very good bus service passing the front of the properties.

MATERIALS

The new paths on the site will be constructed with Cotswold reconstituted stone paving slabs. The remainder of the garden will be laid to grass.

The Roof finish will be fibre cement grey slates to match existing.

The walls will be constructed in red stock brickwork to match the houses including the extension to 578 which has painted brickwork. Samples will be submitted for approval.

Windows will be white UPVC sash.

Fascias, gutters and downpipes are to be black UPVC.

Samples of materials will be submitted for approval.

EXTERNAL LIGHTING

A security light will be fitted to the rear of the building. General lighting will be provided to the garden with a light sensor and timer to operate in the evenings but switching off over night.

CONSTRUCTION SITE MANAGEMENT

The demolition of the existing buildings will be carried out by a registered demolition contractor and they will be made aware of restrictions and the need to protect the amenity of the neighbours.

All storage of plant and materials will be on the site. Lorry deliveries will not be able to enter the site, but there is on street parking for the full length of the site.

If a skip is required, this will be located in the road parking area in front of the site subject to the necessary highway licence.

Any dirt on the road will be cleared on a daily basis, or if excessive dirt is created by a particular lorry this will be cleared soon after the lorry has left the site.

PLANTING PROPOSALS

The area to the rear will be grassed to provide areas of lawn to each dwelling.

LEVELS

The finished floor level will be 150mm above the general ground finish to the rear. The floor level will be 100mm above the pavement, (With a stepped DPC to meet Building Regulations requirements) to ensure the slope to the front door is minimal.

FOUNDATIONS

Traditional strip footings are anticipated unless adverse ground conditions are encountered.

DRAINAGE

The surface water drainage will be taken under the building from the front into soakaways in the rear garden and the foul drainage will either be connected into existing drainage at the rear of the property, or a public sewer in Gordon Place.

