



Design & Access Statement

**Relating to Development at Land to the Rear of 133-139 Whitley Wood Road,
Reading, RG2 8HJ**

The Keen Partnership

**The Courtyard
Edinburgh Road
Reading
RG30 2UA**

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Job No: 8705-16**

1.0 Introduction

1.1 This statement is submitted to support a planning application for the proposed development of 2 houses in undeveloped land to the rear of 133-139 Whitley Wood Road.

In addition to this Design Statement, the following planning application forms and documents have been submitted:

PL-01 – Location Plan

PL-02 – Existing and Proposed Block Plan

PL-03 – Survey

PL-04- Proposed Site Plan

PL-05 – Proposed Ground Floor Plan

PL-06- Proposed 1st Floor Plan

PL-07- Proposed Roof Plan

PL-08- Proposed Elevations House 1

PL-09 – Proposed Elevation House 2

CIL Form

2.0 The Site, Restrictions and History

2.1 The site is located off Whitley Wood Road, Reading. It is located approximately 4.5 miles South of Reading, and an approximate 2 mile drive from the A33.

The site is currently undeveloped land.

The existing site area is approximately 1,115 m².

Each house area is just below 100m² – Ground floor: 64.1 m². First Floor: 35.7 m².

2.2 The character of the area consists of predominantly of residential housing – mainly detached and semi-detached flats and houses.

The dwelling houses are traditional two-storey properties with gable or hipped roofs.

To the east there is Crossfields School.

To the north of Whitley Wood Road, past Hartland Road lies John Rabson Recreational Grounds and Ridgeway Primary School.

Madjeski Stadium lies a mile to the West.

There are no known previous planning applications relating to the site.



Housing typical of the area is typically red brick with tiled roofing, white sash windows and soft landscaping between the structure and road.

3.0 The Design Component

A pre-application meeting did take place and the following potential issues were raised:

Principle of Development

Layout and Character

Trees / Woodland

Access

Residential Amenity

Affordable Housing and CIL

The Principle of development;

3.1 As stated in section DM11 of the Sites and Detailed Policies (SDPD) (2012), residential development of garden land is a component of the housing land supply in the Borough of Reading. This document has served as a useful set of design guidelines that have steered the design process to ensure an attractive proposal that benefits both the user and is not detrimental to the general area or those immediately neighbouring it.

The area has potential for good quality housing and is currently underutilised. There is a precedent for rear garden development in the area following the 3 existing bungalows built (appeal decision APP/E0345/A/05/117192), and in Reading Borough in general as per DM11 of the SDPD. The proposal for 2 new houses is not overbearing on the area nor does it detract from the quality of neighbouring housing.

The impact on the character and appearance of the surrounding conservation area;

3.2 The design of the buildings aims to blend in with the surrounding properties. The appearance will be typical of the area; matching brick with a tiled roof and dormer. The eaves & roof height respect the housing neighbouring it, and is traditional & attractive.

Neighbouring amenity & the amenity of future occupants;

3.3 The scheme has been designed to limit overlooking between the front & rear blocks & adjacent properties.

There is a distance of just under 14m from the side of House 1 to the housing to the West.

There is a distance of 5m from the side of House 2 to the house to the East.

Landscaping will provide privacy to neighbouring properties.

Parking provision & Highway Safety;

3.4 The scheme consists of two detached dwellinghouses, each with 2 parking spaces. Access has been previously established and is suitable for the purpose of providing access to the properties.

Affordable housing provision

3.5 The applicant is prepared to offer affordable housing contribution of 5% of GDV & pay the council's reasonable legal fees.

Two sale letters are enclosed.

Bearing this in mind the applicant is not prepared to offer any contribution associated with this site.

Flood Risk;

3.6 The area is not located in a flood risk zone.

Land contamination;

3.7 It is unlikely that there is ground contamination at this site. If the council request a ground contamination survey be carried out before a decision is made the applicant will take the necessary steps to do so.

Ecology;

3.8 The applicant respects the potential detriment of loss to the ecology of the area and is prepared to adapt the hard and soft landscaping of the area to minimise any potential issue as per council requests.

4.0 The Amount of Development

The amount of development consists:

- 2no 2 bedroom houses.
- 4no car parking spaces.
- Landscaping.

The Design

4.1 The proposal has been part of a detailed site analysis. The design/massing positioning of the buildings has been carefully designed to avoid over massing.

The proposal has recognized the importance of its immediate neighbours and has been carefully designed to minimize overlooking within the site & adjacent occupants. Additionally appropriate hard and soft landscaping has been considered at boundary lines, to ensure an attractive dividing of space and private and public spaces.



The proposal is consistent with the "Sites and Detailed Policies document (SDPD) (2012)" policy, maintaining the character and appearance of surrounding properties and area in terms of similar built form and use of space, and the proposal matches the area in terms of building lines and boundary treatments on

site frontage. The site is located off of Whitley Wood Road, so while the frontage may not be experienced by many of those using the Whitley Wood Road, it has still been designed to maintain an attractive frontage that is not out of place in the area.

There has been consideration to the importance of maintaining the character of the area with traditional styling as encouraged by Reading Borough Council, with the use of traditional materials to include matching facing brick, under tiled pitched roofs all of which reflect the general character of the area. We strongly believe it is a more appropriate use of the site with the predominantly residential surrounding area.

The Layout

4.2 The layouts have been sensitively designed to minimize disturbance between the occupants & provide active outlooks from the living rooms.

The layout will allow good surveillance around the site without undue overlooking. The existing access drive is safe and convenient for private residents.

The layout has been considered to prevent and minimise any potential overlooking of neighbouring sites or overshadowing of the rear gardens of 133-139.

Access to the rear has been previously established and this access is adequate for access for the 2 proposed properties.



Scale

4.3 The scale of the development is an effective use of the land and is appropriately respectful of the surrounding properties. The properties are recessed from the access road maintaining privacy. They are of reasonable size and are not inappropriate considering the site size.



Landscaping / Amenity

4.4 Private gardens have been provided for both properties. Soft landscaping has also been used at the entrance of the site. Soft landscaping has also been provided between the entrances of the properties.

Amenity space has been allocated for the first floor flat of 133a/135a/137a/139a as shown.

Appearance

4.5 The appearance of the proposal has been designed with neighbouring residences in mind. A traditional approach of brickwork façade with sash windows will match that of the buildings surrounding. The buildings have been designed to create a traditional-looking dwelling using traditional materials. The materials proposed are matching brickwork under a plain tiled pitched roof. White window frames will be incorporated in the elevations which will likely be U-PVC which is low maintenance.

CIL

4.6 A CIL form has been submitted with this application.

5.0 Conclusion

5.1 The current space is underutilised and has potential to provide two enjoyable dwellings, in character with the traditional housing in the area.

The proposal does not negatively impact surrounding properties as it has considered the