

Design and Access Statement

10 Foxhays Road, Reading, RG2 8NP

Pro Planning Solutions
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Site: 10 Foxhays Road, Reading, RG2 8NP

Introduction:

This statement is in support of the planning application for the erection of a 2 storey dwelling to the side of 10 Foxhays Road.

The site currently consists of side garden area and a driveway.

The property is close to the M4, and is neighboured by existing residential buildings. The area is residential in character, with the majority of the buildings in the area being of residential use. The property is well connected by the road network and the wider bus network.

1. Proposal of the Development

The proposal is to erect a 2 storey dwelling with 3 bedrooms.

2.1 Use

The site is located within a residential area therefore the proposed residential use is in character with its surroundings. The current large side garden and hard standing area is surplus to the use of the owners of 10 Foxhays Road; the introduction of the dwelling will benefit housing supply and diversity of housing. Therefore, for the above reasons a dwelling is the most appropriate use for the site.

2.2 Design

The area consists mainly of semi-detached houses and terraced houses to the south. The proposal is of a high-quality design which would contribute to the visual character of the area and would integrate well, the scale, massing and materials which match existing fit in with the surrounding buildings.

The proposed dwelling fronts Foxhays Road and would be set back from the highway and is attached to and follows the existing building line with no. 10; due to how far the dwelling is set back it would not be prominent in the street scene. Due to the amount of space on the side of no.10 the dwelling would be proportionate within the plot and has sufficient separation from the highway. The height and bulk is proportionate and would not be dominant in the street scene either.

With regards to boundary treatments, the existing access will be widened to provide parking to the front this will result in the loss of the hedging to the front of no.10. Front driveway parking is a

common feature in the street and the area. The hedge the runs around the corner of the street will remain.

Sufficient garden space is provided to the rear and side of the proposed dwelling and parking and bin storage space to the front. The design also provides high quality housing with spacious bedroom, kitchen, bathroom and living room facilities and adequate amenity space.

2.3 Impact on Neighbours

As the proposal is proportionate within the plot and there are sufficient separation distances between neighbouring properties the proposal would not cause any overbearing or loss of light to the neighbour to the rear. As the proposed dwelling does not go beyond the existing building lines it also would not cause any overbearing or loss of light to the neighbour at no. 10. There are no windows proposed on the side, the rear windows do not allow any additional views that do not already exist from no.10. The front windows face the highway, therefore the proposal would not cause any privacy issues either.

The design respects neighbouring properties and would not cause any loss of daylight, outlook or cause any overlooking or overbearing.

2.3 Parking and Access

The site is in an ideal location which is accessible by bus stops and close to the M4 motorway. 2 Parking spaces would be provided to the front of the dwelling, to ensure no.10 retains parking the front will be converted into a driveway and would provide 2 spaces, this arrangement is similar to the property next to no.10 and other properties on the road. Cycle storage will also be provided to the side of the proposed dwelling.

Conclusion

Much consideration has been given to the design and impact on neighbours. The proposal would enhance the visual appearance of this part of Foxhays Road and contribute to local housing supply. The proposal is located in suitable area for residential use. Overall the scheme is an improvement to what already exists on the site and would be an improvement on the appearance of the area. The scheme has also been designed providing adequate parking and cycle parking, and bin storage including space for recycling.