

DESIGN & ACCESS STATEMENT PROPOSED
NEW 3 BEDROOM ATTACHED DWELLING ON
RESIDENTIAL GARDEN LAND ADJACENT TO
53 WESTWOOD GLEN, TILEHURST RG31 5NW
For Mr John Cook, Berkshire Brickwork Ltd.

Date 24/11/2015

Existing Site:

The existing site is garden land which occupies of plot of 243sqM and has consent to build an attached 3 bedroom dwelling see application 140719. Conditions for this application have been discharged see 150353.

New Proposal

The proposal (which will be known as No 51 Westwood Glen) is to construct an attached 3 bedroom dwelling with subtle alterations to that already agreed:-

Externally the dimensions setting out & number of windows and doors are identical.

There is a slight modification to the construction of the chimney to that already agreed.

Velux windows have been inserted in the roof with an internal staircase leading to a Loft room / Bedroom #3.

The 'box' room (previously annotated as bedroom #3) will become a Home Office / Study.

Design Considerations:

The proposal will use materials matching the existing external appearance, with no changes to the already consented application and discharged conditions.

Biodiversity:

Considerations have been presented and agreed previously. All recommendations will be carried out.

Parking arrangements:

Are unchanged from those previously agreed.

Conclusion:

For all of the reasons set out it is our opinion that the small modifications to the proposal will have no further impact on the site to that already agreed.

SEE ATTACHED PHOTOGRAPHS:-

EXISTING NORTH ELEVATION



ENVIRONMENT AGENCY FLOOD MAP RG31 5NW

