

Design & Access Statement on behalf of Mrs A. Saood relating to the
construction of one dwelling on land adjacent to 8, Thornton Road, Reading

Project Ref 8520

Date. March 16

1.0.0. The site & its surroundings

The site consists a corner plot to the north of 8 Thornton Mews not dissimilar to the land opposite where two detached houses have recently been approved Ref 150412.

The houses the site adjoins, match the houses within the approved scheme.

The site is located in an established residential area close to local amenities & public transport.

1.1.0. The Proposal

The proposal is the construct one three bedroom detached house orientated as the adjacent dwellings but set back slightly off the corner.

To the rear two off road parking spaces are provided by resiting the existing dropped kerb.

1.2.0. The Design

We have adopted the same design with some minor changes as requested by the applicant.

1.4.0. The Amount

The scheme consists of:

1 no three bedroom house with 2 no parking spaces.

1.3.0. The Layout

The layout provides for quite spacious rooms with a good surveillance to the road, front & rear gardens. The living room has direct access to a private rear garden.

1.4.0. The Scale

The scale of the building is in harmony with the plot & surrounding properties.

The rear garden is of a scale that is similar to the surrounding properties.

1.5.0. Landscaping

A landscaping scheme will be provided subject to planning within the conditions application, however we would be looking to provide perimeter planting behind the proposed fencing with a lawned area to the rear. The front of the site will incorporate a post & rail fence.

1.6.0. Appearance

The design is similar to the approved scheme opposite.

1.7.0. Appraising the context

The Sites & Detailed Policies Document has now been adopted.

The relevant parts are as follows;

DM3 Infrastructure Planning

The proposals will make appropriate provision for

- Transport infrastructure
- Open space
- Education
- Economic development

DM4 Safeguarding Amenity

This development will not cause significant detrimental impact to the living environment of the existing or new residential properties in terms of

- Privacy or overlooking
- Access to sunlight & daylight
- Visual dominance & overbearing effects of a development
- Noise & disturbance
- Artificial lighting
- Vibration
- Dust & fumes
- Smell or crime & safety.

DM6 Affordable Housing

The site consists of 1 dwelling & therefore a 5% provision (of GDV) is required for affordable housing.

The applicant is willing to pay this contribution & will provide the title deeds & two valuations to confirm the GDV.

DM10 Private & Communal space

The rear garden is private & usable & is in keeping with the surrounding properties.

DM11 Development of private residential gardens

1. The proposal makes a positive contribution to the character of the area in terms of;
 - The relationship of the existing built form & spaces around buildings within the surrounding area – the relationship to existing built forms in the area is in terms of its siting is in keeping, it respects the footprint ratios & distance to the boundaries, where the open nature of the corner is to be respected. The space around the proposal respects the character of the area, is good quality & private
 - A layout which integrates with the surrounding area – the built up coverage of the plot is not out of keeping with the immediate area when one compares these with the town houses in Thornton Mews..
 - Compatibility with the general building heights within the surrounding area – this has been achieved without the need for a flat top roof due to the depth of the proposal being similar to the surrounding houses. The pitch of the proposed roof is appropriate for the area & will accommodate similar tiles.
 - The materials & elevational detail – the materials proposed are a face brick finish with an interlocking tiled roof.
 - The arrangements of doors, windows and other principal architectural features & their rhythm between the buildings – the style of the proposal is very much in keeping with the character of the area, the window frames proposed are white upvc. . The architectural features respect the local area.
2. The application site provides a site of adequate size & dimensions to accommodate the development proposed in terms of the setting & space around the dwellings, amenity space landscaping & space for access road & parking – the development is easily accommodated of this plot in terms of its setting & boundary dimensions. The amenity space is of good quality & private. Adequate space has been provided off Romany Lane from an existing access to provide safe parking.
3. The proposal includes access which does meet the appropriate highway standards
4. The proposal does not lead to unacceptable tandem development
5. The proposal does minimise the exposure of existing private boundaries to public areas & maintains the rhythm of the back garden layouts
6. The proposal does not cause any significant detrimental impact to the amenity of adjacent occupants as private rear gardens are maintained with no overlooking from first floor windows. The building is located alongside the adjacent dwellings
7. The proposal is for 1no 3 bedroom detached house in this highly sustainable residential area providing good quality accommodation with private amenity & parking without affecting the amenities to any great extent of the adjacent occupiers.
8. The development will not have an adverse impact on biodiversity
9. The development does not prejudice the satisfactory development of a wider area.

1.10.0 Access

The development provides for safe & convenient pedestrian access from Thornton Mews with direct vehicular access. Two parking spaces are provided for the dwelling.

2.0.0. Flooding

A flood risk assessment is enclosed within this application.

The details are very similar to that of the approved scheme ref 150412, the FRA comes to the same conclusion & therefore the scheme should pass on this basis.

4.0.0. Pollution

The site is not within an Air Quality Management Area.

5.0.0. Sustainability

The scheme will comply with the current Building Regulations.