

Design & Access Statement on behalf of

Karn Herbert at

19 Ogmore Close, Reading, RG30 4SX

Project Ref: 9306 - 24

Date. 20.05.2024

1.0.0. Introduction

This planning statement accompanies an application for the erection of a single dwelling with associated parking and amenity space at 19 Ogmore Close, Reading, RG30 4SX.

This planning statement will cover the background to the application and provide the necessary information to enable its determination by the officers at the Council. It will consider the proposals considering relevant planning policies and other material considerations.

1.1.0. The site & its surroundings

The application site is currently used as garden land.

Ogmore Close is a small close, which branches off Corwen Road, comprising of a mix of semi-detached and terraced dwellings. There is a right-angle bend, and the application site is located on the north-east of this bend. As you enter Ogmore Close, there is a driveway which leads to six garages behind the properties of Bran Close, Corwen Road and Ogmore Close.

The application site consists of approximately 0.066 hectares of residential garden land belonging to No. 19 Ogmore Close. Ogmore Close benefits from a larger garden compared to most neighbouring properties due to its corner plot location.

Ogmore Close is situated within the Reading Borough Council ward/electoral division. It is close to local amenities, bus routes and schools.



Photo from Google Earth showing the site.

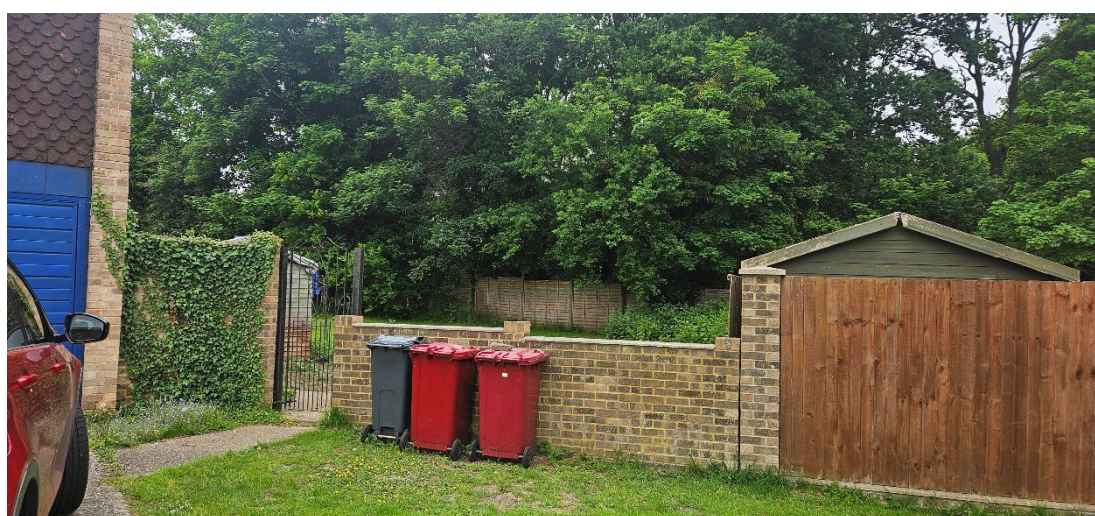


Photo of the front of the proposed site.

1.1.1 History

The site has had two previous applications refused, one in 2019 and again in 2020.

The reasons for refusal consisted of concerns over excess hardstanding and perceived overlooking towards the semi-detached properties to the south-west.

There were concerns regarding the location of the bike store which has now been relocated in the newest proposal.

1.2.0. The Proposal

The proposal seeks to erect a new single dwelling with associated parking and amenity space.

1.3.0. The Design

Designed with sensitivity to surrounding views and parking needs, the project seamlessly blends with the landscape while incorporating a contemporary twist.

The proposed development is a contemporary two-storey dwelling featuring three bedrooms. The exterior design incorporates buff brick, carefully chosen to complement the existing houses along Ogmole Close and maintain a cohesive streetscape. This material selection ensures the new dwelling integrates seamlessly with the surrounding architectural character.

The design incorporates 2X parking spaces, 2X bike stores and bin stores.

1.4.0. The Amount

Full planning application for erection of a 2 storey, 3-bedroom dwelling.

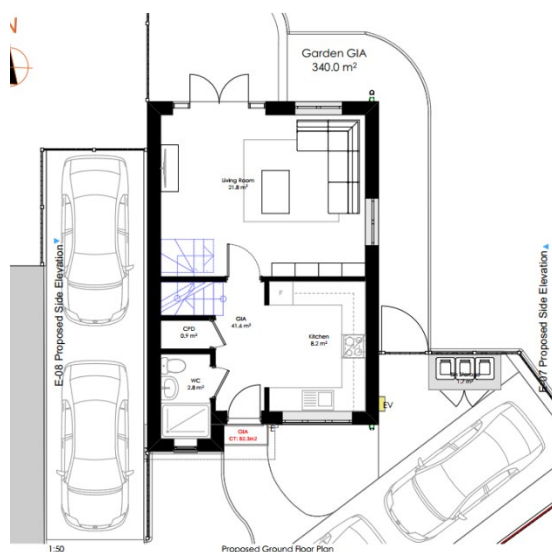
The proposed GIA is: 82.3M²

The site area is: 656.2M²

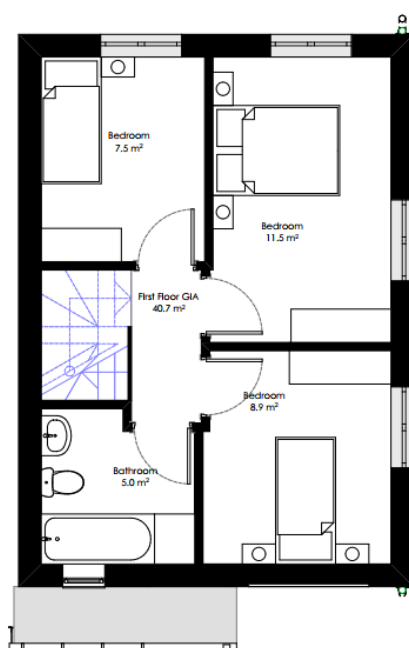
1.5.0. The Layout

As the new development proposal is no longer setback like the previous proposal was, it complies with Policy CC8; as it would not cause a significant detrimental impact to the living environment or new residential properties in terms of privacy and overlooking, access to sunlight and daylight visual dominance and overbearing among other things.

There is no overlooking into number 21 Ogmore Close, as was previously determined with the preceding application.



Ground Floor



First floor

The layout provides for convenient family living as a 2 storey 3-bedroom dwelling.

1.6.0. The Scale

The scale is in proportion to its surroundings. The development has been carefully considered to minimize any potential impact on the surrounding area.

1.7.0. Landscaping

The proposed development seamlessly integrates with the existing landscape, echoing the style of neighbouring properties along Ogmores Close. This continues the established pattern of homes in the area, offering residents a close connection to the surrounding woodlands.



Photo of the street scene where neighbouring properties are coexisting within proximity to the woodlands.

A well-maintained wooden picket fence currently separates the garden of 19 Ogmores Close from the woodlands, creating a defined boundary while preserving the natural character of the area.

The fence deters unwanted access to and from the woodlands and may help to control wildlife movement and potential hazards and respecting the privacy of the residents and the natural environment.



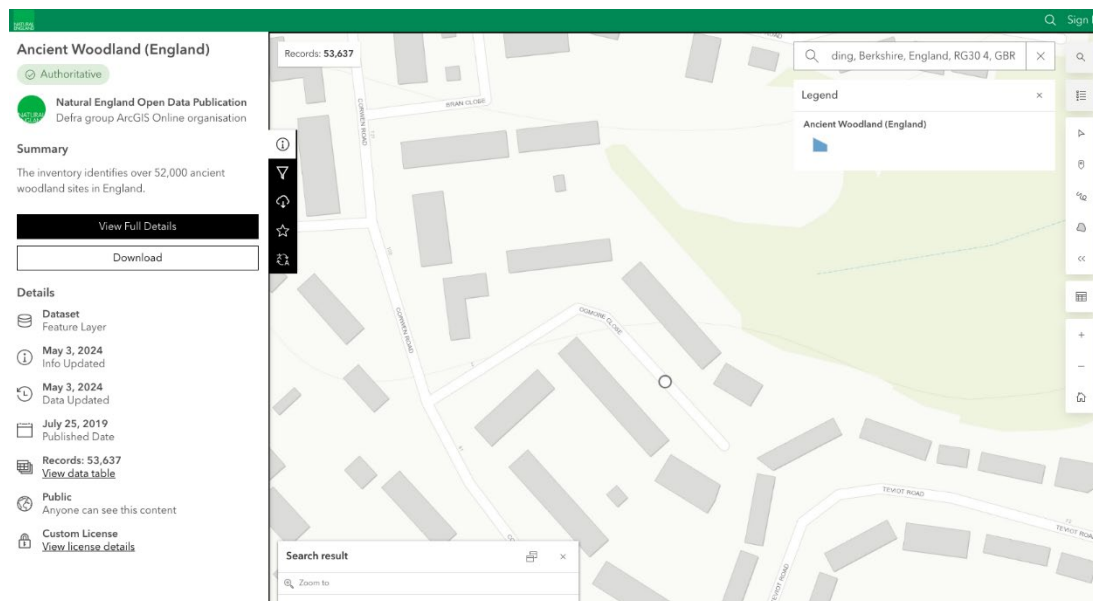
Photo 1 of existing garden, with closed border fence bordering the woodlands.



Photo 2 of existing garden, with closed border fence bordering the woodlands.

The Tree Survey by Jon Harper, included within this application, confirms that none of the bordering trees are subject to statutory protection. This comprehensive survey also assesses any potential impact on these trees.

According to the **Natural England website**, the area surrounding the proposed development is not classified as ancient woodland.



Please refer to the Arbtech reports attached in regards to trees and ecological impact.

1.8.0. Appearance



The design is within keeping with the surrounding dwellings, with a modern touch. It is spacious, whilst mindful of the current appearance of Ogmore Close.

1.10.0 Access

Access to the building is convenient & safe for all the intended occupants incorporating level access into the proposed dwelling.

1.11.0. Flooding

The site is within flood zone 1 and is not close to flood zones 2 or 3.

1.12.0. Transport/ Parking Policy

Two off street parking spaces are proposed on the front of the site, whilst maintaining the existing parking spaces.

An EV charging point at 7KW will be incorporated on the side of the proposed dwelling.

1.13.0 Bin & cycle storage

There is ample room to locate waste bins along the righthand side of the dwelling.

A shed will be incorporated within the right of the garden to house 4 cycles.

1.14.0. Sustainability

Please see the BNG and PEA reports submitted with this application.

1.13.0. Conclusion

This well-considered proposal introduces a sustainable two-story, three-bedroom dwelling ideally suited for family living. The design prioritizes privacy for existing neighbours while offering ample living space and essential amenities. The exterior seamlessly integrates with the surrounding landscape, echoing the style of neighbouring properties and complementing the beauty of the nearby woodlands. This development represents a positive contribution to the neighbourhood, fostering a harmonious connection between contemporary living and the natural environment.

This project will not only meet the needs of a growing family but also contribute to meeting local housing demands.