



PLANNING, DESIGN & ACCESS STATEMENT

for

Erection of a New
Dwelling

at

**98 Conisboro Avenue,
Caversham, Reading**



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REVISIONS

Issued - Jan, 2024

Revision A - to reflect amendments requested by PA - May, 2024



INTRODUCTION

This Design and Access Statement has been prepared by STL Architecture and Planning. It supports a planning application by our clients, Mr and Mrs R. Smith for the erection of an chalet style dwelling on the grounds of 98 Conisboro Avenue. Caversham, Reading, RG4 7JF. The existing building located in the current site is a two storey residential building.

The proposal includes the following:

- Erection of new dwelling;
- Preparation of new landscaping and access road;
- And appropriate drainage, energy and ecological reports.

This Design and Access statement provides information on the proposed design and access arrangements and describes how the proposal seeks to satisfy Local Plan policies. The resulting conclusion is that key materials considerations, including the impact on the character of the area, neighbour amenity, ecological & sustainability are acceptable and the wider objectives of the relevant local and national planning policy are therefore met.



PLANNING POLICIES

National Policy

- National Planning Policy Framework 2019;
- National Planning Policy Guidance 2014 onwards

RBC Local Development Framework

Local Plan (Adopted November 2019)

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN12: Biodiversity and the Green Network
- EN14: Trees, Hedges and Woodlands

- EN18: Flooding and Sustainable Drainage Systems
- H5: Standards for New Housing
- H7: Protecting the Existing Housing Stock
- H10 : Private and Communal Outdoor Space
- H11: Development of Private Residential Gardens
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging.

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SITE CONTEXT

98 Conisboro Avenue is situated in a pleasant residential neighborhood near the northwest edge of Caversham. The majority of neighbouring residences are spacious detached houses with substantial garden areas and driveways.

The property adjacent to the northwest of 98 Conisboro Ave, identified as number 100a, is a mid 20th century two-story house. Characterized by dormer windows on the roof, a bay window at the ground floor living room, and a gable porch marking the entrance, it embodies traditional architectural features.

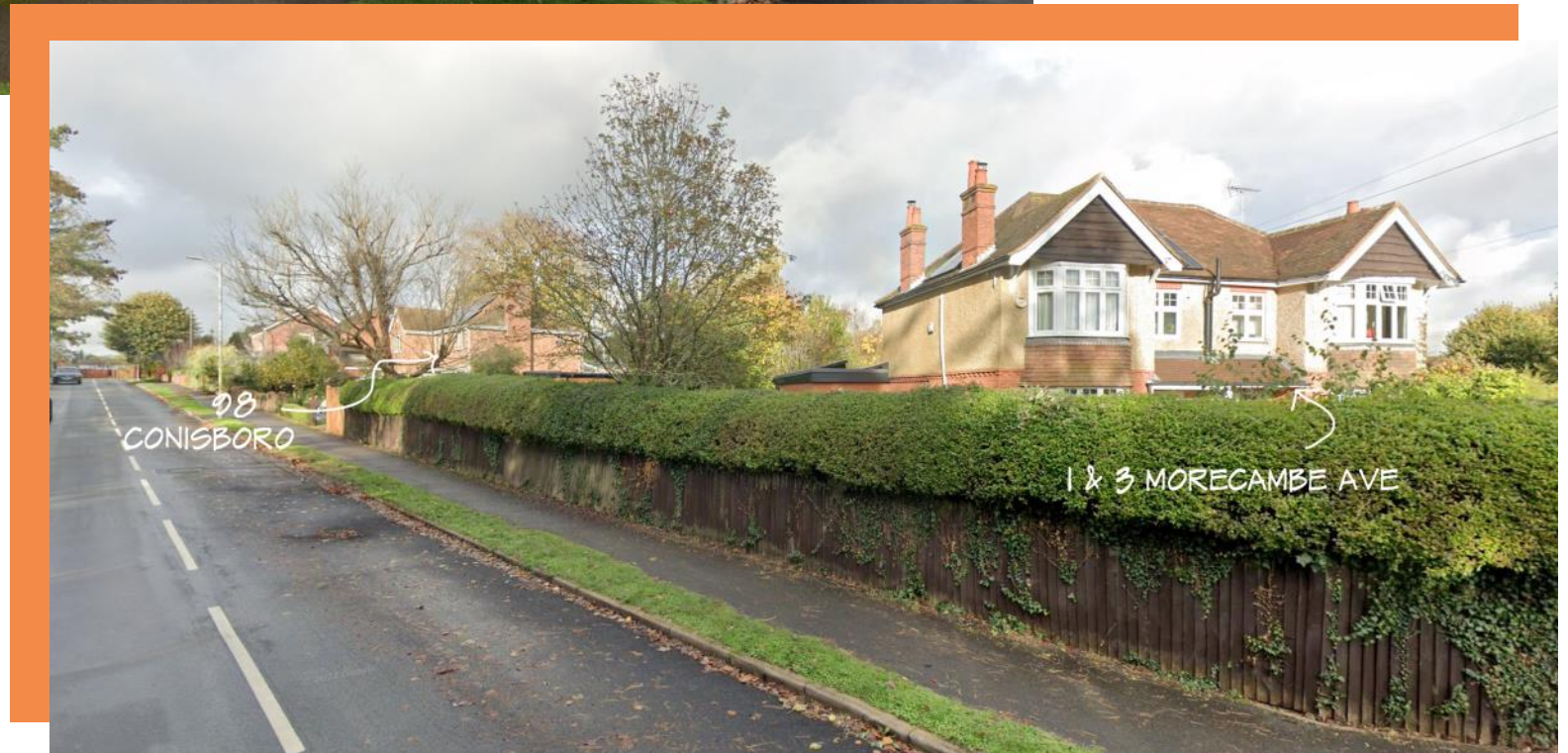
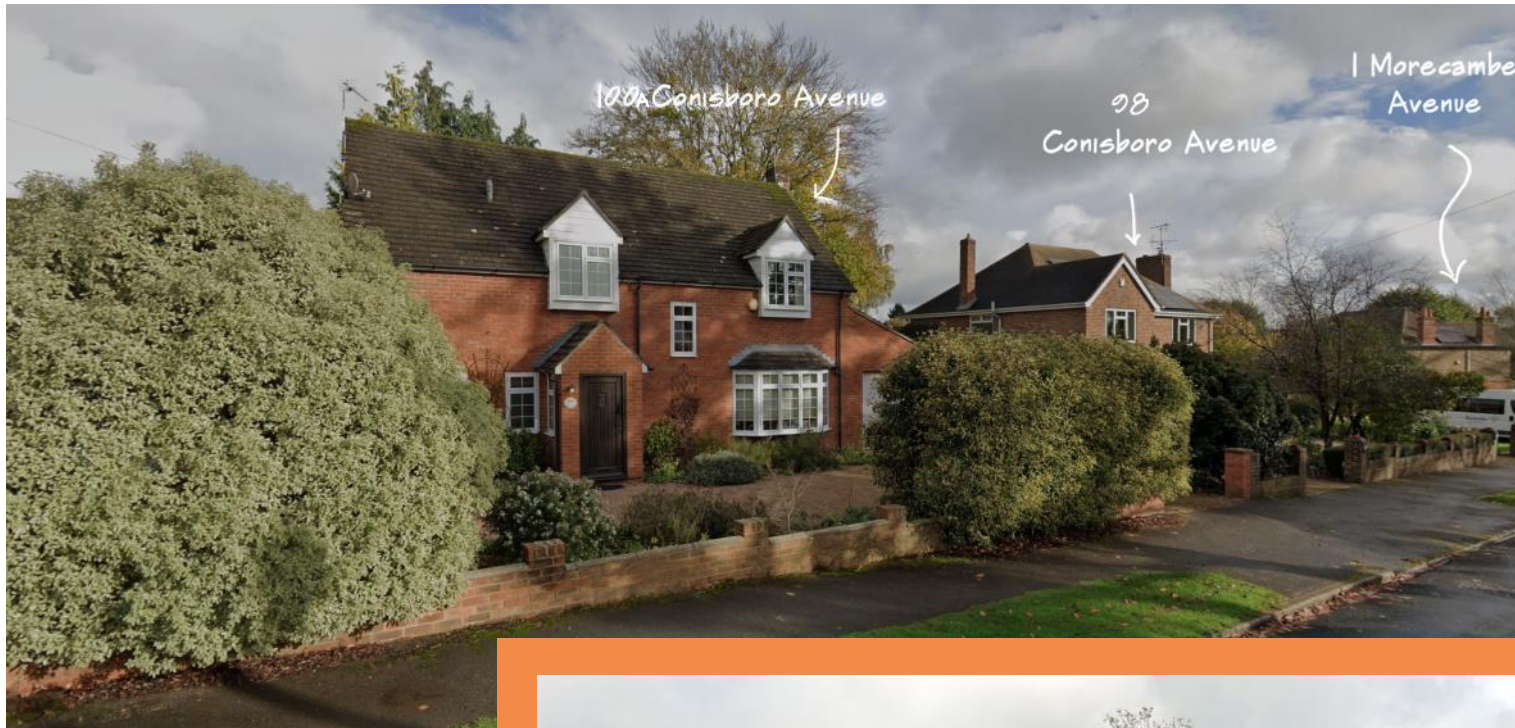
To the southeast of 98 Conisboro Ave, are the semi-detached properties of Morecambe Avenue, with their long rear gardens adjacent to the application site. Notable features of these dwellings include bay windows, gable ends on the front, and bespoke cladding finishes.

To the northeast and set behind 100a is 100 Conisboro Avenue, the original house built in the late Edwardian period. This property will be directly adjacent to the rear garden of the proposed development.

Expanding our perspective to encompass the entire site of 98 Conisboro Avenue, the proposed development site would also be adjacent to the rear garden of 169 Kidmore Road to the east.

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APPLICATION SITE

and preliminary concept studies.

98 Conisboro Avenue is approximately 0.18 hectares in area. Currently, it hosts a two-story dwelling on the west side, with a spacious garden. The garden area is substantial enough to accommodate a new dwelling while maintaining ample amenity spaces for both the existing and proposed houses.

There are two accesses serving the existing dwelling and a third access point leading to a parking space. The latter is within a gap of 11m between the south eastern boundary and the host dwelling which is sufficient space to accommodate a potential new driveway.

Surrounded by sections of hedges, the site features prominent mature trees generally located adjacent to the existing boundaries providing natural screening particularly along the northeast boundary. Notable elements in the garden include low shrubs, fruit trees, and a silver birch located centrally within the plot.

The topography of the site exhibits a few minor level variations but is predominantly flat.

These existing features contribute to the overall layout of the proposed development and accessibility of the site.











PROPOSED DEVELOPMENT

and policy assessment

The proposed planning application involves subdividing the existing site into two plots, with the retention of the existing dwelling and the development of a new dwelling in the current rear garden.

The new plot will cover an approximate area of 0.1 hectares. This provides ample space for the construction of a new dwelling while ensuring sufficient amenity areas for both the existing and new residences.

In the following pages of this document, we will analyse various characteristics and aspects of the proposal, highlighting its alignment with planning policies.

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5.1 SAFEGUARDING AMENITY

The new dwelling will be positioned in the southeast, with the garage situated closest to the southern and eastern boundaries. The nearest building to the new dwelling is No. 169 Kidmore Road, with a minimum separation of 15.2 metres maintained between its rear elevation and the side wall of the new dwelling. A gap of 18.2 metres will be sustained between the rear wall of the proposed house and the side wall of No. 100 Conisboro Ave. Additionally, a gap of 22.8 metres will be maintained between the rear wall of the host dwelling and the side elevation of the new dwelling. Distances between the rear elevations of the semi-detached houses on Morecambe Avenue and the proposed dwelling vary between 19 and 21 metres.

5.2 SCALE, APPEARANCE & LAYOUT

The proposed dwelling will be split over the ground and first floor, the first floor being within the roof void. Together, ground and first floor create an internal area of 250.5 square metres. The proposed height is 6.5 metres and will be subservient with the prevailing scale of development adjacent to the application site. The design incorporates a thoughtful combination of traditional materials, a well-conceived footprint shape and building form. External elements, including lower eaves line, veranda, the entrance porch at the front, and dormer windows for the first floor, have been strategically integrated to optimize

space utilization and improve the appearance of the house. These elements collectively contribute to a pleasing vernacular in keeping with the area. The proposed design is poised to be a positive addition, improving the existing character of the site.

Regarding internal spaces, the proposed new house features a total of three bedrooms, including one with an ensuite for added comfort. The layout comprises a drawing room, dining / kitchen area, family room, practical utility / boot space, WC and a family bathroom to cater to diverse needs. Additionally, the dwelling includes strategically placed store spaces for convenient storage solutions. The external features are enhanced by a veranda leading onto a terrace, providing an inviting outdoor space. Furthermore, an attached garage designed in accordance with PART M building regulations standards (for further wheelchair use) complements the overall layout, contributing to the functionality of the dwelling.

With regards to materials, the traditional look will feature brick walls, render and fibre cement wood grain cladding. The joinery will be powder coated efficient double glazed windows.



5.3 ACCESS, PARKING & HIGHWAYS

The proposed driveway will serve the new dwelling, utilizing the existing access currently designated for parking on the site. Given its origin as an existing access point, the current sight lines exceed the minimum 2.4m requirement, and are therefore compliant with the Highways Standards. The new driveway will be a minimum 3.2m in width, with on site turning for delivery vehicles. Towards the end of the path, near the house, there is room for three parking spaces, excluding the garage. The Site Plan attached to the application illustrates vehicle tracking for both a private car and a pumping vehicle.

5.4 LANDSCAPING & TREES

The proposal aims to preserve a significant portion of the existing vegetation on the site. This will be complemented by the addition of new hedges along the boundary and the new access road. Additionally, a line of grafted hornbeams will be introduced along the division between the new and existing dwellings, enhancing the visual appeal and creating a more pleasant atmosphere along the boundaries. A Landscape Plan and Arborist Report are supporting this application.

5.5 ECOLOGY & BIODIVERSITY

The proposed development emphasis on enhancing ecology and biodiversity through increased vegetation, including hedges and shrubs,

creating enhanced habitats for birds and mammals. Existing hedgerows and trees provide nesting grounds for birds and this is supplemented by the installation of two bird boxes within the site.

Acknowledging the site's moderate suitability for foraging bats, measures like enclosed bat boxes are proposed to be incorporated on the new house fabric. The site's potential as a habitat and foraging area of mammals is also considered, with features like hedgehog-friendly fences.

Supporting this ecological focus, comprehensive documents such as an Ecological Enhancement Plan and an Ecological Appraisal are submitted with the application, offering detailed insights and strategies for biodiversity enhancement.

Given the self-built character of this development (*in accordance with Section 1(A1) of the Self-build and Custom Housebuilding Act 2015*) and its classification as a small site (no more than 0.5 hectares, as per the *Town and Country Planning (Development Management Procedure) (England) Order 2015*, the application is exempt from providing a Biodiversity Net Gain Statement.



NATURAL SLATE ROOF

FIBRE CEMENT CLADDING
(TIMBER GRAIN)

BARGEBOARDS & PORCH TIMBER
COLUMNS - GREY/GREEN
COUNTRY COLOUR

RENDER WALL



NATURAL SLATE ROOF

FACE BRICK WALL



5.6 FLOODING & DRAINAGE

As mentioned before in this document, the application site is situated in flood zone 1, indicating low risk for river flooding. To address potential surface water problems, a percolation test was conducted and a borehole soakaway strategically installed on the site.

Comprehensive information on drainage can be found in supporting documents within the application, including the Percolation Test report, Sustainable Drainage Systems (SUDS) report and the Foul Drainage Plan.

For in-depth information, an Energy report and a Sustainability Statement are included with the application.

5.7 ENERGY & SUSTAINABILITY

The new dwelling will be constructed in accordance with the latest Building Regulations, incorporating energy-efficient features such as optimized natural daylighting, energy-efficient lighting, natural ventilation, and minimized heat losses.

The heating and domestic hot water system will utilize an efficient air source heat pump coupled with a 250L hot water cylinder. Construction materials will be sourced to minimize carbon emissions and support sustainability.

Additional measures, including a vehicle charging point and solar panels, further enhance the proposal's sustainability.



CONCLUSION

This Planning Design & Access Statement has demonstrated the proposed development is acceptable in principle.

Material planning considerations have been analysed and it is concluded the site can be developed as proposed without adverse impacts to the character of the area, amenity of neighbouring land uses and transport matters.

Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to the policy context.

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