

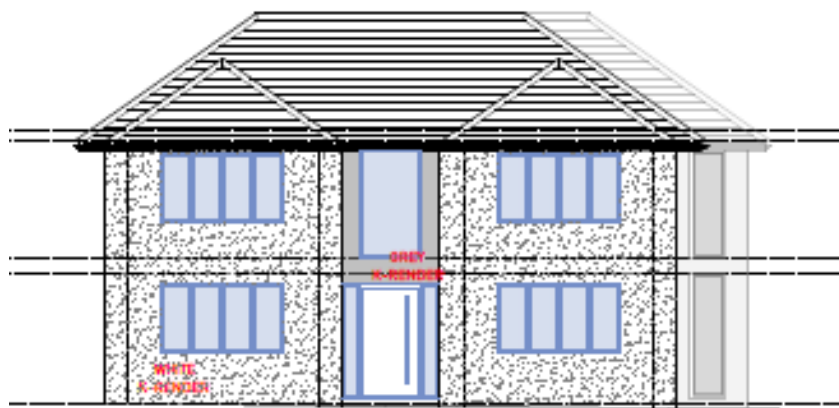


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Planning, Design and Access Statement



RE: Full planning permission for the proposed two storey detached 4 bedroom dwelling, to replace an existing 4 bedrooms dwelling at 122 Kidmore Road, Reading, RG4 7NB

Date: 08/10/23

This document is to be read in conjunction with associated application documents.

Introduction

The proposed application intends to retrospectively replace as existing dwelling located on 122 Kidmore Road, Caversham / Reading. The existing dwelling is a C3 classification, 4 bedroom building likely built in the 1920's with a sizable amenity space to the rear, similar to the other neighbours on the road.

Objectives and Vision for the Development

- Replace an existing dwelling, with a new and more efficient dwelling in relations to thermal and energy efficiency
- To provide adequate refuse and recycling opportunities for residents of the proposed development.
- To produce a design that reflects the character of the surrounding area.
- To produce a development that meets current Building Control Regulations that is as ecofriendly as viable.

Site and Background

the existing site is of an area of 1319sqm, with a existing area of 146sqm (11%) developed. Planning was approved in 2023 (application: 230213) for a two storey rear wrap around extension to increase the footprint to by 143sqm (98% increase) doubling the footprint of the existing built area. The new application, of a new replacement dwelling proposes to build the same amount and footprint.

Proposals

New replacement dwelling to mimic the approved plans within application 230213, however utilising new methods of construction to benefit the thermal, acoustic and energy efficiency of the dwelling.

Landscaping and Amenity Space

little alterations to the amenity space, the existing patio is the area of development that would result in a remaining 908sqm amenity space, used as a rear garden.

Appearance and Design Principles

Subtle and prior approved with application 230213, rendered elevations to match the existing/original dwelling with a crown style roof structure.

Access and Highway Considerations

No new drive way or entrance to the site, existing parking to remain to meet the requirements.

Flood Risk Assessment

Site is not located within a flood risk zone.

Waste and Cycle Storage

The proposals allow for the separation and storage of waste and recycling on site within the proposed bin stores. The stores are conveniently located to minimise access and pulling distances for collection and disposal. The stores will hide the bins from the general public and visitors.

Secure cycle storage for each dwelling is located in their rear garden and provides storage for at least 2 cycles per unit. The proposals are for small timber sheds that are in keeping with the proposed use as a residential dwelling.

Conclusion

The application proposed has been effectively had prior approved within the previous application, referenced 230213. Unfortunately from a currently unknown reason the applicant is required to seek further planning for a new dwelling. In respect to this, rather than disrupting the situation further and to cement what has been approved the design remains within the same footprint, shape and location as its former approval. Because of the previous approval, I believe the dwelling would benefit greatly with modern materials / construction and would be recommended for an approval.

Checked by - Hayden Cooper

On Behalf Of
HAC Group (Berkshire) Ltd