

126 & 126A Blandford Road, Whitley, RG2 8RX

Proposed 2 No. 2 bed houses following demolition of 3 No. flats (part retrospective)

Planning, Design & Access Statement

Introduction

The application site comprised a previously extended semi-detached dwelling containing 2x 2 bed and 1x 1 bed flats prior to demolition during the course of implementing the planning consent which included replacing the pre-cast concrete frame of the original Wates construction.

Relevant Planning History

‘Proposed extension & alterations and replacement storage outbuilding following demolition of existing outbuilding’ reference 23/0423, approved on 02/10/2023.

Design

The proposal utilises the previously approved building footprint and elevations, albeit with doors and window openings re-arranged to suit the proposed internal layout.

Layout

The internal layouts and overall dwelling sizes are designed to comply with published nationally described space standards, as required for new build housing outside of the Central Area, in accordance with Policy H5 (a), along with generous rear private gardens, providing for decent family accommodation.

Scale

The eaves and ridge heights are governed by the adjoining dwelling, and dimensions as previously approved.

The Gross Internal Areas measure; 92m² GIA (end terrace), and 84m² GIA (mid-terrace).

Access

The existing hard-standing accommodates 4 No. cars, however, in accordance with the previously approved planning application, it is proposed that 3 No. parking spaces are provided, arranged as one allocated bay to each dwelling and a visitor bay, with the remainder of the space accommodating bins and cycle storage to the mid terraced dwelling. This serves to preserve the verge and street tree planting adjacent to the highway access. Secure cycle storage to the end terraced dwelling is provided to the outbuilding towards the rear of the garden, accessed by a footpath to the side of the dwelling.

A regular bus service operates to and from Reading along Whitley Wood Road, with local shops and services within walking distance.

The site is broadly level, sloping gentle away from the highway entrance, facilitating level threshold access from the forecourt in accordance with building regulations. Internally, the ground floor is arranged to be wheelchair adaptable in line with M4(2) of the building regulations.

Emissions / Energy Efficiency

A design stage SAP assessment report accompanies this planning application, demonstrating a minimum 19% improvement in relation to target emission rates as defined in 2013 building regulations, in compliance with Policy H5(d). Accordingly, the space and water heating shall be provided by an air source heat pump to each property, along with insulated twin coil hot water storage tanks located in the roof voids.

The higher water efficiency standard under regulation 36(3) of the building regulations, limiting use to 110 litres / person shall be adhered, to and it is understood that a planning condition shall be imposed accordingly.

Landscaping

The private rear amenity space shall be sub-divided with a close board timber panel fence and laid to lawn. Boundary planting of 6 No. specimen trees is proposed, as detailed on the accompanying landscaping plan and implementation statement.

Affordable Housing

A financial contribution equivalent to 5% of the GDV is offered, to be secured by entering into a S.106 legal agreement. Estate Agent valuations have been sought and shall follow this planning application to define the appropriate amount in compliance with Policy H3.

Community Infrastructure Levy

A payment based upon 176m² and equating to £31,555.04 shall be collected by the Council to contribute towards local infrastructure.

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